

# \$365,000 - 1208, 624 8 Avenue Se, Calgary

MLS® #A2200734

**\$365,000**

2 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Massive Price Reduction\*Immediate Possession Available-Just in time for Stampede\* Enjoy the beautiful down town views from this wonderful 12th floor corner unit apartment. This 2 bed 1 bath condo is perfect for downtown living or for investors looking for short/long term rental options. With shopping, transit, and great restaurants near by it has something to suit every lifestyle. The unit has a modern/industrial aesthetic with exposed cement ceiling, ducting, and a polished cement floor. In the kitchen you'll find beautiful quartz countertops and full sized appliances. Floor to ceiling windows provide great natural light and stunning views of downtown and the Stampede grounds. The 2 bedrooms make this a great option for investors or the second bedroom would be the perfect home office for those who work or study from home. The INK building also has many great community spaces for you to enjoy. The roof top level has a recreational area with a ping pong table and additional seating. There is also access to a roof top patio with fire place, seating, and more exceptional city views. Other amenities in the pet friendly building include bike storage, bike/pet wash, and titled underground parking. If you enjoy fresh air and being active the community of East Village also has many great features right at your door step. These include walking/bike paths along the bow, community gardens, dog parks, and much more to explore. Don't miss out on this great opportunity to live the downtown life



you've always wanted.

Built in 2018

### **Essential Information**

MLS® #	A2200734
Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	540
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1208, 624 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S7

### **Amenities**

Amenities	Elevator(s), Party Room, Bicycle Storage, Roof Deck, Storage
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	15

**Exterior**

Exterior Features	Balcony
Construction	Concrete, Metal Siding

**Additional Information**

Date Listed	March 13th, 2025
Days on Market	58
Zoning	CC-EPR

**Listing Details**

Listing Office	RE/MAX ACA Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.