

# \$310,000 - 1305, 624 8 Avenue Se, Calgary

MLS® #A2115330

## \$310,000

1 Bedroom, 1.00 Bathroom, 422 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Step into urban luxury with this stunning 1-bedroom, 1-bathroom apartment-style condominium nestled in the heart of downtown's East Village — truly one of Calgary's most historic and coolest neighbourhoods. This thoughtfully designed living space features 10 ft ceilings, sleek polished concrete floors and floor-to-ceiling windows, creating an airy ambiance. The open concept layout is perfect for entertaining guests or relaxing in style. The spacious bedroom boasts a closet with built-ins, offering ample storage space, while the adjacent 4-piece bathroom features a tub/shower combination for your comfort. The modern kitchen is equipped with stainless steel appliances and stylish quartz countertops, making cooking a breeze. If outdoor cooking is your thing, there's a convenient balcony gas line to connect to your barbecue. Step out onto the east-facing balcony to watch a stunning sunrise light up the confluence of the Bow and Elbow rivers, just behind Fort Calgary, where our city was born in 1875. Venture up to the rooftop patio to take in spectacular panoramic views, cozy over beside the outdoor fireplace or play a game of ping pong. Laundry is a breeze with your own full-size washer and dryer in the unit. The Ink by Battistella building offers fantastic amenities like a car/bike wash bay and bike storage, perfect for outdoor enthusiasts who want to take in East Village's abundant backyard playground, with miles of River Walk pathways and a dog park at your



doorstep. You'll own a coveted and rare titled parking stall in this modern building which is AirBnB compliant, and pet-friendly. The neighbourhood is bustling with life, featuring walking paths, the rivers, and plenty of dining options and cafes just steps away. East Village is home to the National Music Centre and Calgary's iconic Central Library, voted 20th of the Top 52 places to visit by the New York Times, which wrote: "The library creates] a gateway in the form of an arched cedar-clad passageway linking downtown to the city's evolving East Village, a booming neighbourhood where the Bow and Elbow Rivers meet." Everything you need is close by, including the LRT station, Superstore, the Saddledome, the Calgary Zoo, and trendy Inglewood, ensuring a life of adventure and convenience. Downtown East Village offers a unique blend of history and modernity, with a vibrant energy that's hard to resist. Don't miss out on this chance to call this your home or purchase as an investment with . Battistella Developments is an established, local, family run business with iconic, modern, buildings throughout inner city Calgary. Schedule a viewing today and start a whole new lifestyle in East Village!

Built in 2018

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2115330  |
| Price          | \$310,000 |
| Sold Price     | \$310,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 422       |
| Acres          | 0.00      |
| Year Built     | 2018      |

|          |                |
|----------|----------------|
| Type     | Residential    |
| Sub-Type | Apartment      |
| Style    | High-Rise (5+) |
| Status   | Sold           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1305, 624 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L 2C2               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Roof Deck, Trash, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Underground                                                         |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                         |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| # of Stories      | 15                                                                                                              |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Uncovered Courtyard |
| Construction      | Concrete            |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2024 |
| Date Sold      | March 30th, 2024 |
| Days on Market | 3                |
| Zoning         | CC-EPR           |
| HOA Fees       | 0.00             |

### Listing Details

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