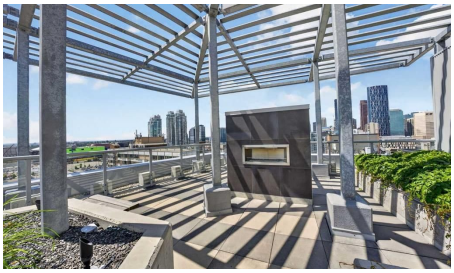
305 624 8 Avenue SE

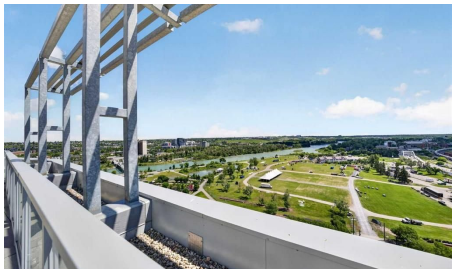
Calgary | Active | MLS® A2321414

$208,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**414 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Imagine stepping outside your front door and being just minutes from Flames games, concerts, the Bow River pathways, Stampede Park, and some of Calgary's best restaurants and nightlife. Welcome to life at INK by Battistella, where urban convenience meets modern industrial style in one of Calgary's most vibrant and walkable communities.

This 1-bedroom, 1-bathroom unit offers the perfect blend of character and low-maintenance living. Featuring polished concrete floors, exposed concrete accents, and an open-concept layout, this home embraces the industrial aesthetic that has made INK one of Calgary's most recognizable condo buildings.

Enjoy your morning coffee on the private balcony or head up to the impressive rooftop patio, where panoramic views of the downtown skyline create the perfect backdrop for entertaining or unwinding after a busy day. With portions of the Stampede Grounds visible from the building, you'll have a front-row seat to some of Calgary's biggest events all year long.

Designed for an active urban lifestyle, the building also features secure bike storage complete with a dedicated wash station and air pump, making it easy to clean, maintain, and store your bike after exploring Calgary's extensive pathway network.

The location truly sets this home apart. Walk to the downtown core, explore the Bow River pathway system, catch a Flames game, attend concerts and events in the emerging Culture + Entertainment District, or spend an evening enjoying the countless restaurants, cafés, breweries, and shops that make this neighbourhood so desirable.

Whether you're a first-time buyer looking to be in the heart of the action, an investor seeking a highly desirable location, or someone looking for a lock-and-leave lifestyle, this home offers an opportunity to experience downtown Calgary at its best.

Urban. Walkable. Low maintenance. Welcome home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321414
Bedrooms	1
Bathrooms	1
Year Built	2018
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	414 sq. ft.
Condo Fee:	$339.40
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	15
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2018 (Age: 8)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	1811769
Heating:	Fan Coil, Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Leased, Off Street, Parkade
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	INK
Community:	Downtown East Village
Amenities:	Bicycle Storage, Elevator(s), Party Room, Recreation Room, Roof Deck, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	Board Approval, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'3" × 8'11" ·
Main Floor	Kitchen · 12'7" × 11' ·

Main Floor	Living Room · 11'7" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EPR
Listed Date:	Jun 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-624-8-avenue-se-calgary-a2321414/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.