



THE
A-TEAM

**RE/MAX
FIRST**

535 8 Avenue #602, Calgary T2G 5S9

MLS® #: **A2110664**

Area: **Downtown East
Village**

Listing Date: **03/07/24**

List Price: **\$335,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2002**
Year Built:

Finished Floor Area

Abv Sqft: **602**

Low Sqft:

Ttl Sqft: **602**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

74

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Oversized,Underground**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Private Entrance**

Construction: **Concrete,Metal Siding ,Stucco**

Flooring: **Ceramic Tile,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Wall/Window**
Int Feat: **Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Utilities: **High Ceilings,Open Floorplan**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`6" x 3`2"
Living Room	Main	12`5" x 9`9"
Laundry	Main	4`2" x 3`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`2" x 8`6"
4pc Bathroom	Main	7`8" x 5`2"
Bedroom - Primary	Second	15`10" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$436

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EPR**

Legal Desc:	0310056	Monthly	Remarks
Pub Rmks:	<p>Presenting a distinctive TOP FLOOR industrial style unit boasting a balcony and modern amenities including A/C, this property is perfectly suited for executive living. Flooded with natural light from a soaring 16-foot wall of windows, the main level showcases a chic kitchen equipped with stainless steel appliances, complemented by a tiled backsplash and maple cabinetry. Accompanying this space is a sleek four-piece bathroom, convenient in-suite laundry, and a versatile area beneath the stairs, ideal for extra storage or a designated workspace. Ascending to the lofted second floor reveals an inviting atmosphere with exposed concrete ceilings and ample closet space. Noteworthy features include included utilities within the condo fees, a designated underground heated parking spot, an additional storage locker, access to a private party room, and a captivating rooftop patio offering panoramic views of the downtown skyline. Nestled in the vibrant East Village, this property places you within proximity to an array of acclaimed dining establishments, charming cafes, the scenic Bow River pathway network, The Calgary Zoo, as well as the bustling downtown core. With seamless access to various transit options, this locale promises convenience at every turn.</p>		
Inclusions:	<p>TV- 70" Sony- Wall Mounted, Kitchen Island, Couch, Upstairs wardrobes.</p>		
Property Listed By:	<p>Property Solutions Real Estate Group Inc.</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









