



THE
A-TEAM

**RE/MAX
FIRST**

535 8 Avenue #610, Calgary T2G 5S9

MLS® #: **A2119594**

Area: **Downtown East
Village**

Listing Date: **04/03/24**

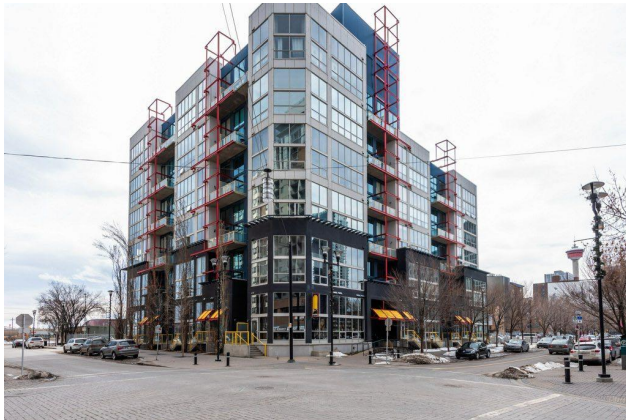
List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **829**
Low Sqft:
Ttl Sqft: **829**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

46

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Creek/River/Stream/Pond,Low Maintenance Landscape,Views

Garage Door Opener,Heated Garage,Insulated,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Concrete**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Courtyard**

Construction: **Concrete**
Flooring: **Carpet,Concrete**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| 3pc Bathroom | Main | 4`11" x 7`7" |
| Kitchen | Main | 7`9" x 10`7" |
| Bedroom - Primary | Second | 18`3" x 16`2" |

| Room | Level | Dimensions |
|--------------------|-------------|----------------------|
| Foyer | Main | 6`5" x 12`4" |
| Living Room | Main | 18`2" x 23`5" |

Legal/Tax/Financial

Condo Fee:
\$548

Title:
Fee Simple

Zoning:
Res Multi

Legal Desc: 0310056

Fee Freq:
Monthly

Remarks

Pub Rmks: **Loft living at its finest and an opportunity to own this professionally designed, newly RENOVATED top floor, corner unit! Upon entering the unit you'll immediately be faced with a soaring 18' wall of sunny south windows perfectly framing an unobstructed 180 degree South view (+ future Entertainment District coming soon). This open concept, New York- style industrial loft is spread over two floors with the largest main floor plan in the building overlooked by an upstairs loft with a spacious primary bedroom and den/ office area. The freshly renovated kitchen and bathroom are finished with Scandinavian styled cabinets, brand new stainless-steel appliances and stunning quartz countertops. Offering a titled underground parking stall, assigned storage, and walking distance to downtown, 17th Ave, restaurants, shopping, the Bow River and the future multi-billion-dollar entertainment district! Low condo fees under \$550 a month that include water, heat and electricity and backed by a healthy reserve fund. This loft is one of a kind! Contact us to book your showing today.**

Inclusions:
Property Listed By: **N/A
RE/MAX Alpine Realty**

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

