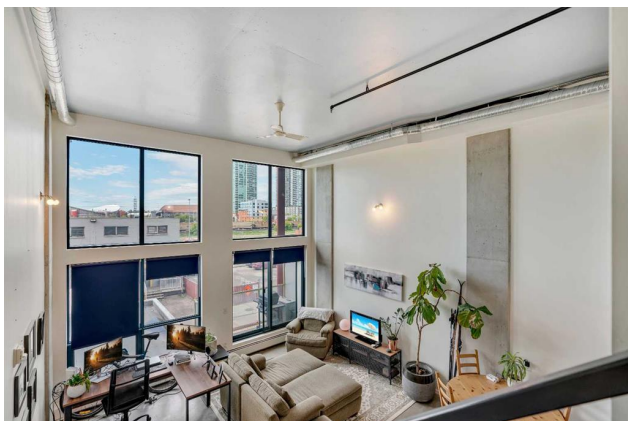


535 8 Avenue #216, Calgary T2G 5S9

MLS® #: **A2140682** Area: **Downtown East Village** Listing Date: **06/12/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **782**
 Low Sqft:
 Ttl Sqft: **782**

DOM
96
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Views Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete,Metal Siding**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Concrete,Laminate**
 Sewer: **Barbecue** Water Source:
 Ext Feat: **Barbecue** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Wood Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 16`8" x 11`10" | Dining Room | Main | 13`5" x 6`9" |
| Kitchen | Main | 13`5" x 10`2" | Bedroom - Primary | Upper | 16`9" x 13`0" |
| 4pc Bathroom | Main | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Condo Fee: **\$513** Title: **Fee Simple** Zoning: **CC-EPR**

Legal Desc:

0310056

Fee Freq:
Monthly

Remarks

Pub Rmks:

Discover authentic New York-style loft living in the heart of Calgary! Perfectly balancing industrial architecture with comfort highlighted by impressive 18' walls of windows framing views of the city and Saddledome. Concrete and metal finishes come together matching the vibe and urban aesthetic of the surrounding East Village. Sunny south exposure with endless natural light creates a warm and inviting ambience, kept cool by Central Air Conditioning. The sleek kitchen boasts renovated cabinetry and Dekton "Trillium" high-end quartz countertops, exposed duct work, a great combination of open and closed storage and a custom live edge wood plank island with drawers also as a casual eating bar. Clever storage compartments integrated under the staircase. A large dining area makes it easy to gather with friends or host larger events in the building's party room or on the rooftop patio nestled amongst breathtaking city skyline views. The living room, featuring exposed concrete, is a perfect retreat for relaxation. The south-facing balcony, with glass railings, offers unobstructed views for barbecuing or lounging. The 4-piece bathroom is privately tucked away from the main living spaces. Ascend the chic metal-railed staircase and escape to the lofted owners' retreat where the same design elements continue for a cohesive and calming oasis. Adding to your comfort and convenience are in-suite laundry and titled underground parking (P-1 #12). Orange Lofts is one of the most well-managed buildings in the city with a healthy reserve fund (over \$1.2M) and condo fees that include electricity, heat and water. Pets are welcome upon board approval. Ideally located in the lively East Village which continues its rapid transformation into one of the most desirable districts with hip cafes, world-class restaurants, boutique shops, the beautiful Central Library, the National Music Centre and the tranquil Bow River Pathways! Simply an unbeatable location to call home! **No short term rentals allowed

Inclusions:

Kitchen Island

Property Listed By:

RE/MAX Realty Professionals

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





