



THE
A-TEAM

**RE/MAX
FIRST**

535 8 Avenue #413, Calgary T2G5S9

MLS® #: **A2164105** Area: **Downtown East Village** Listing Date: **09/09/24** List Price: **\$380,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall**

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

10
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage,Track Lighting,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`3" x 7`8"	Kitchen With Eating Area	Main	18`3" x 11`8"
Living Room	Main	18`3" x 16`5"	Bedroom - Primary	Second	18`2" x 12`8"

Legal/Tax/Financial

Condo Fee: **\$603** Title: **Fee Simple** Zoning: **CC-EPR**
 Fee Freq: **Monthly**

Legal Desc:

0310056

Remarks

Pub Rmks:

Experience urban sophistication in this stunning two-level end-unit loft, located in the heart of East Village, a neighborhood known for its vibrant culture and entertainment. This spacious 840 sq. ft. unit showcases soaring 18-foot floor-to-ceiling windows and sleek polished concrete floors. The main level offers a stylish kitchen with brand-new, never-used stainless steel appliances, cabinetry, and built-in shelving. It also features a well-appointed four-piece bathroom, an in-unit laundry closet for convenience, and a large living and dining/office area perfect for entertaining or unwinding. Upstairs, the loft includes a generous bedroom with brand-new carpeting. The Colors building offers secure, titled underground parking, pet and rental-friendly policies, and condo fees that cover utilities, including both electricity and heat. Additional amenities include a party room and a rooftop patio with BBQs perfect for watching the Stampede fireworks. This prime location is just steps away from shopping, dining, entertainment, Bow River pathways, and public transit, with downtown within walking distance. Don't miss the opportunity to make this exceptional loft your new home!

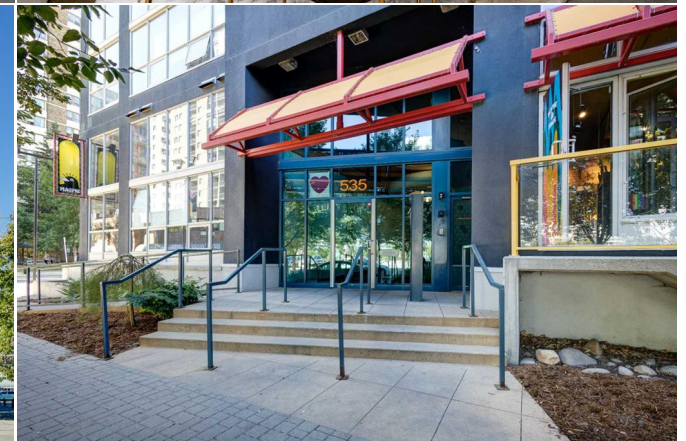
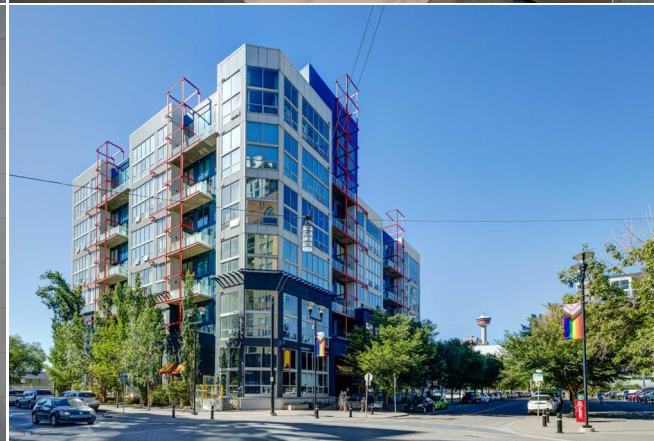
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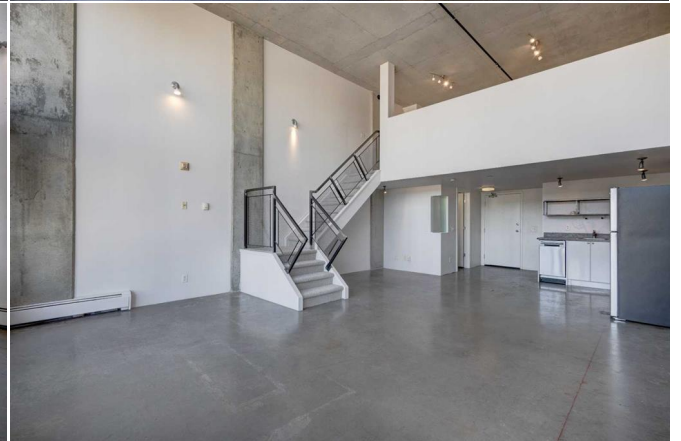
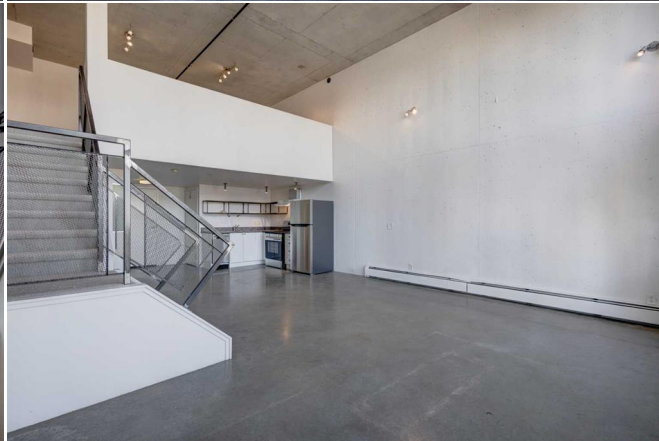
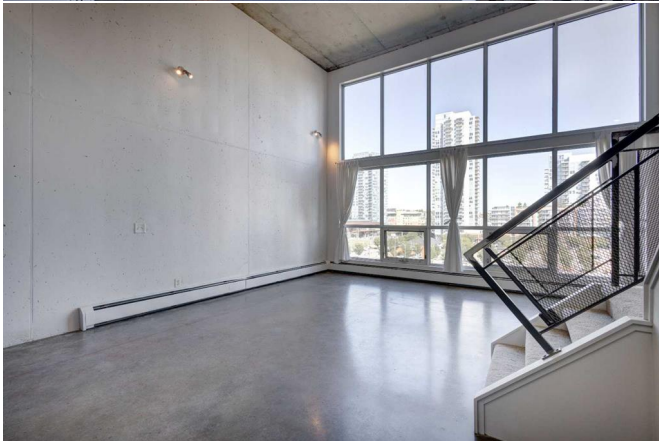
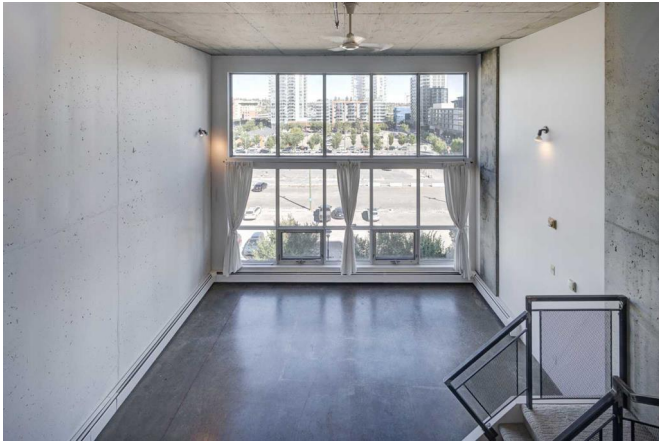
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Property Listed By:

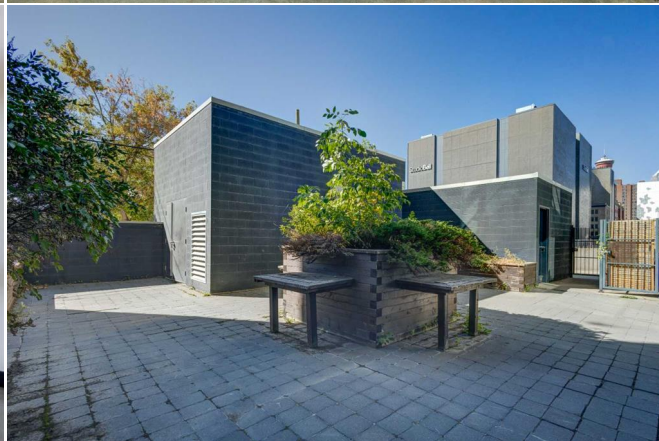
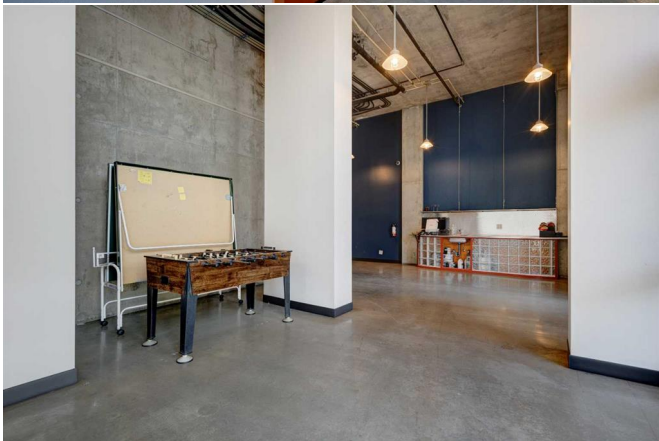
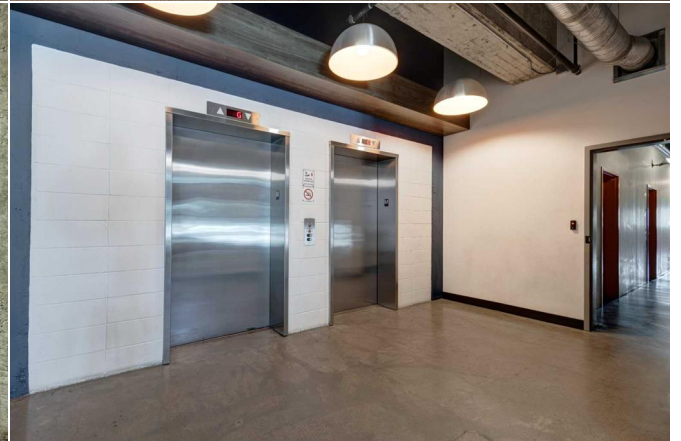
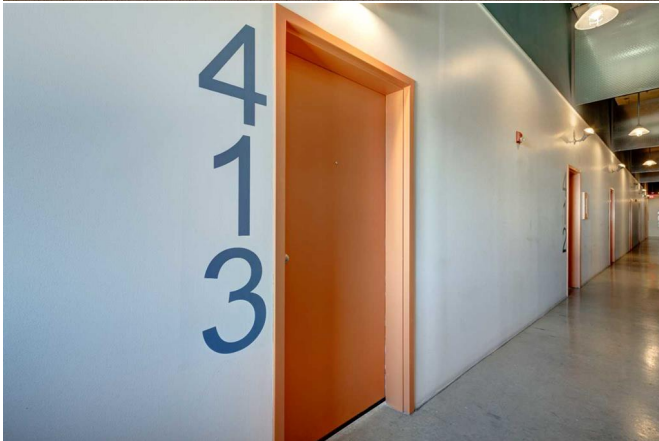
Royal LePage Solutions

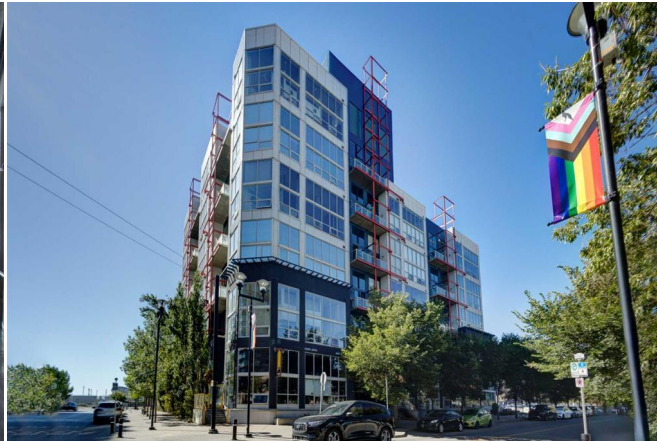
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





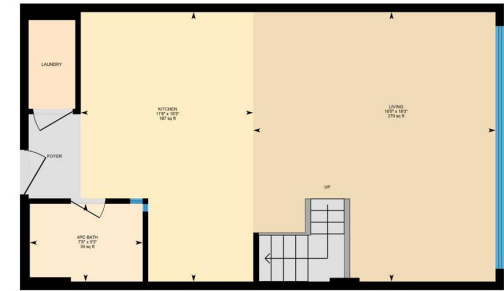






413-535 8 Ave SE, Calgary, AB

Main Floor Interior Area 571.85 sq ft



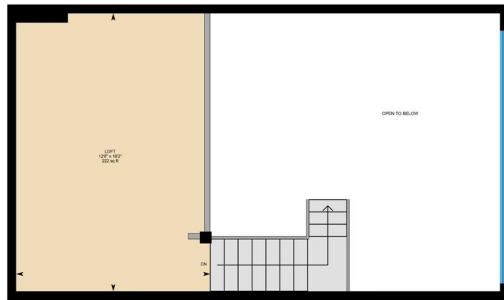
PREPARED: 2024/09/07



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Interior Area 295.42 sq ft
Excluded Area 304.73 sq ft



PREPARED: 2024/09/07



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