



THE A-TEAM

RE/MAX FIRST

535 8 Avenue #604, Calgary T2G 5S9

MLS® #: A2167820 Area: Downtown East Village Listing: 09/26/24 List Price: \$359,900
Status: Active County: Calgary Change: -\$5k, 31-Oct Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat:

Enclosed,Heated Garage,Parkade,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: 647 Low Sqft: Ttl Sqft: 647

DOM

56 Layout Beds: 1 (1) Baths: 1.0 (1 0) Style: Multi Level Unit

Parking

Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Heating: Baseboard,Natural Gas Sewer: Ext Feat: Other

Construction: Concrete Flooring: Concrete,Laminate Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked Int Feat: No Animal Home,No Smoking Home,Open Floorplan,See Remarks Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Living Room, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$483 Title: Fee Simple Fee Freq: Monthly Zoning: CC-EPR

Legal Desc:

0310056

Remarks

Pub Rmks: **Welcome to your urban oasis in the ever-evolving East Village—where trendy meets timeless. This top-floor unit in the iconic Orange Lofts boasts floor-to-ceiling windows, flooding your space with natural light and views. With an open floor plan, it's yours to style as you wish. Recent updates include brand new modern laminate flooring and newer appliances, making it move-in ready. Got a car? No worries—your titled underground parking stall has you covered. But here's the real perk: an epic rooftop patio exclusive to Orange Loft residents. Perfect for chilling out or hosting friends, rain or shine. Living here means you're steps from scenic river walks, cool restaurants, and the local grocery store. A timeless vibe, smack in the heart of the city. Welcome to your new downtown digs!**

Inclusions: **none**
Property Listed By: **Real Broker**

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







