



THE
A-TEAM

**RE/MAX
FIRST**

535 8 Avenue #604, Calgary T2G 5S9

MLS® #: **A2185974** Area: **Downtown East Village** Listing Date: **01/07/25** List Price: **\$349,900**
 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:

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

Finished Floor Area

Abv Sqft: **647**
 Low Sqft:
 Ttl Sqft: **647**

DOM

25
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	15`8" x 9`9"
Bedroom - Primary	Second	15`8" x 11`7"	Living Room	Main	15`8" x 14`9"

Legal/Tax/Financial

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

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







