

\$394,900 - 610, 535 8 Avenue Se, Calgary

MLS® #A2085116

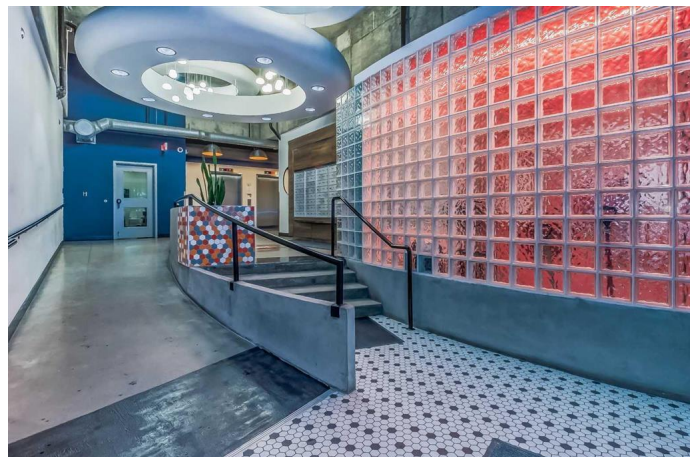
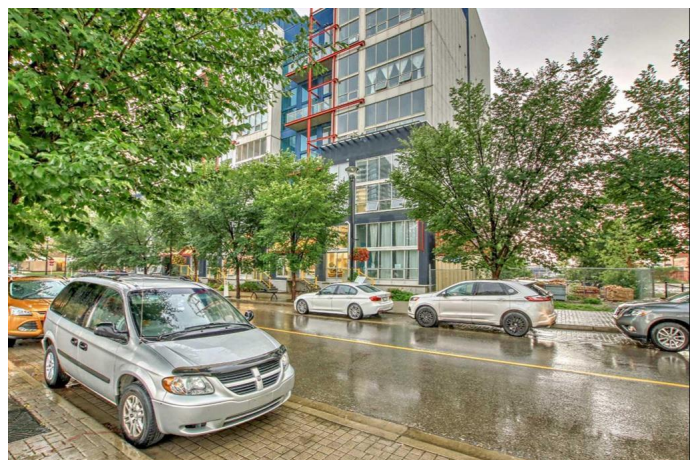
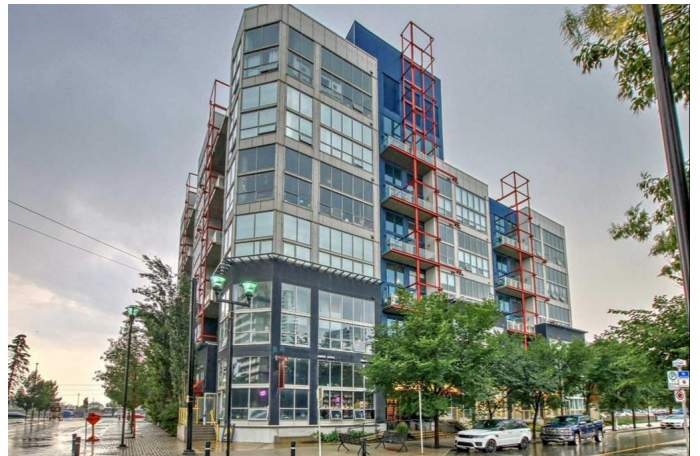
\$394,900

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Top floor corner loft - with spectacular unobstructed views of the heart of Calgary! A landmark building in the vibrant East Village, Orange Lofts is famous for its industrial chic interior and a gorgeous rooftop patio (which this top floor unit fronts onto!). On 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 (Entertainment District coming soon, what an upside!). The open New York- style industrial chic loft is spread over two floors with a the largest main floor plan in the building overlooked by an upstairs with a spacious primary bedroom and den/ office with inspirational (and private) North river and city view OVER the treed rooftop garden patio. This is truly the perfect blank slate for your urban canvas, a rare penthouse/ corner/ garden loft with iconic views! This concrete building has other great amenities with a large interior courtyard and full "main floor entertainment suite", heated (titled) underground parking (48) & storage locker. In testament to the excellent concrete (pre-boom) build quality, condo fees are under \$550 and include water, heat and electricity and backed by strong financials. The location is simply perfect! Literally surrounded by the best Calgary has to offer, a short walk to the river path system, new multi billion \$ entertainment district coming soon, downtown LRT, Inglewood, and the Core. Don't let this unique property pass you by, bring your idea's and



your favorite Realtor today!

Built in 2002

Essential Information

MLS® #	A2085116
Price	\$394,900
Sold Price	\$366,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	610, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5S9

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Elevator, Metal Counters, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	6
Basement	None

Exterior

Exterior Features	Barbecue, Courtyard, Gas Grill, Lighting, Outdoor Kitchen, Private Entrance
Construction	Concrete

Additional Information

Date Listed	October 7th, 2023
Date Sold	November 28th, 2023
Days on Market	51
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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