

\$349,900 - 407, 535 8 Avenue Se, Calgary

MLS® #A2111219

\$349,900

1 Bedroom, 1.00 Bathroom, 736 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

PRICE REDUCED and walls painted white!
Assumable mortgage of \$206K (with qualifying) at 1.84% until Feb 2026 - which is a \$12,600 savings! Two-story NE corner suite available at the Orange Lofts! With over 40 feet of floor-to-ceiling wrap-around windows and 15-foot ceilings, this beautifully designed industrial loft is ideal for those looking for a unique space. The epitome of urban living is complemented by polished floors, concrete columns & ceilings, exposed ductwork, and a central lofted bedroom. The kitchen comes complete with stainless steel appliances, restaurant-inspired open shelving, and flat-panel cabinetry. Additional details include electric upper blinds, a stacked washer-dryer, titled underground parking (P2-#53), a separate storage locker, and a communal rooftop patio with incredible views of the downtown skyline and East Village. Well-managed building with a healthy reserve fund. Condo fees include electricity. Award-winning restaurants, cafes, shopping, an off-leash dog park and the city's pathway system are all on your doorstep.
No short-term rentals - minimum 6 months, dogs allowed with board approval



Built in 2002

Essential Information

MLS® # A2111219

Price \$349,900

Sold Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	736
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	407, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S9

Amenities

Amenities	Elevator(s), Recreation Room, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	6
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Views
Roof	Tar/Gravel

Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	April 9th, 2024
Days on Market	40
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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