

\$368,000 - 415, 535 8 Avenue Se, Calgary

MLS® #A2142029

\$368,000

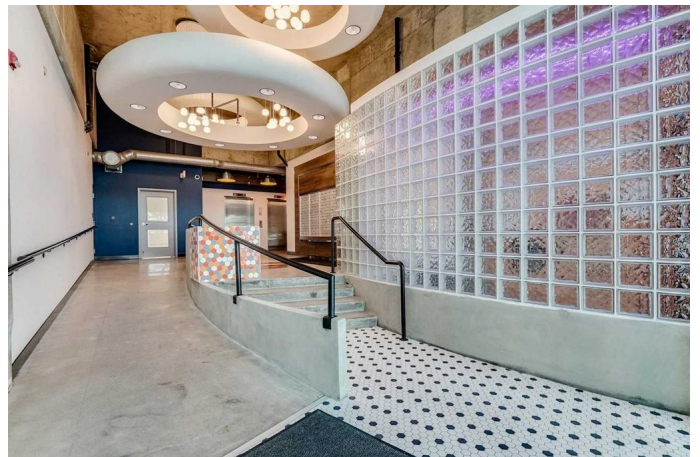
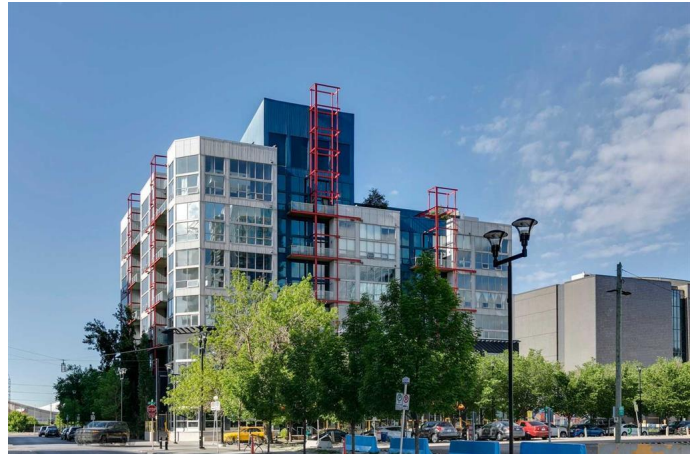
1 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to the epitome of Urban Living in the East Village. Life in Orange Lofts is boutique New York style living with this 2 level loft offering 18'™ ceilings with exposed concrete walls, ceilings and polished concrete floors. Walk to transit, restaurants, shops, parks and the extensive pathway system incl. Riverwalk. East Village is now home to a brand new grocery store only 2 blocks away along with other shops including a Shopper's. This perfect location has so much to offer, with light pouring in through 16'™ double-height windows, with sunny southern views of the Saddledome and Stampede Park. Witness the transformation of the area as the new Sports & Entertainment district takes shape. Condo Fees are a bargain with all utilities paid for, including Electricity. There is a full bathroom with tub/shower combo, in suite full sized laundry, open concept kitchen with stainless steel appliances, and an office nook. Upstairs in the large master suite with plenty of closet space. You are given of reasons to stay home! Titled, secure, underground Parking with Storage Locker, Party room, & Rooftop patio with great views. Rental & Pets welcome! Reserve Fund healthy with over \$1 Million Dollars in the kitty for this Concrete built building. Truly a gem in one of Calgary's™ most vibrant neighbourhoods, that just keeps getting better.

Built in 2003



Essential Information

MLS® #	A2142029
Price	\$368,000
Sold Price	\$355,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	740
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	415, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S8

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Roof Deck, Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	6

Exterior

Exterior Features	Courtyard
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Roof	Tar/Gravel
Construction	Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	June 20th, 2024
Days on Market	3
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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