

\$349,000 - 216, 535 8 Avenue Se, Calgary

MLS® #A2173797

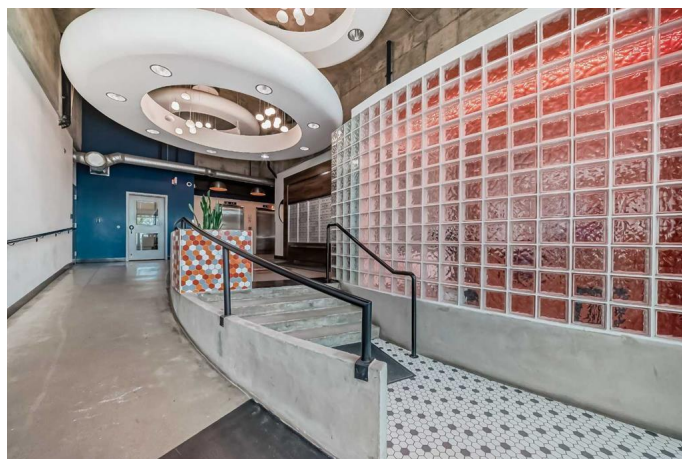
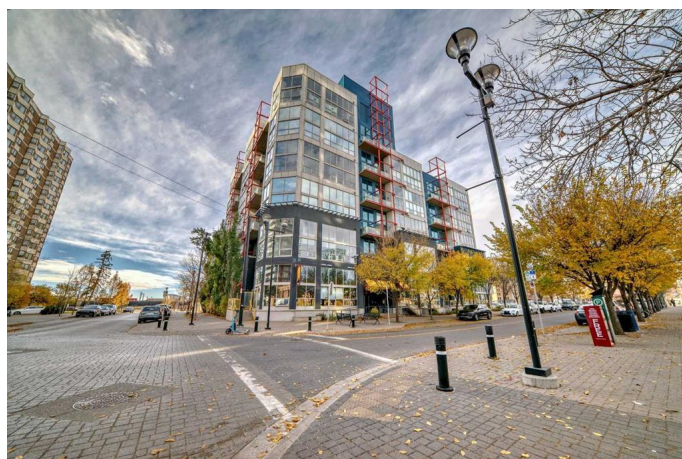
\$349,000

1 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Exceptional Value! Immerse yourself in New York-style loft living with views toward the Saddledome and the new BMO Centre. This expansive loft masterfully blends industrial design with comfort, boasting 18-foot floor-to-ceiling windows. The concrete and metal finishes emphasize the urban vibe, while the sunny south exposure bathes the space in natural light. Stay cool with central air conditioning. The modern kitchen features upgraded cabinetry and luxurious Dekton "Trillium" quartz countertops, complemented by exposed ductwork. A custom solid wood countertop island serves as a casual dining bar and offers additional storage. Clever storage solutions are tucked beneath the staircase, while the open dining area is perfect for hosting guests. The spacious living room, with its exposed concrete, opens to a south-facing balcony with glass railings, ideal for barbecues or relaxation. The main floor also includes a stylish 4-piece bathroom and convenient in-suite laundry. A modern metal-railed staircase leads to the lofted owner's suite, where you can customize the layout to suit your needs. Additional perks include titled underground parking and bike storage. The building offers amenities like a recreation room and a large rooftop patio with BBQs, providing breathtaking views of the Calgary skyline. Orange Lofts is a well-managed building with a healthy reserve fund and condo fees covering electricity, heat, and water. Pets are welcome with board



approval. Nestled in the vibrant East Village, you're steps from restaurants, cafes, shops, grocery stores, Studio Bell, and Bow River pathways. Hockey fan? Enjoy easy tailgating with short walks to the Saddledome and BMO Event Centre. Don't miss your opportunity to make this stunning loft your new home!

Built in 2002

Essential Information

MLS® #	A2173797
Price	\$349,000
Sold Price	\$347,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	216, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S9

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Lighting, Barbecue, Courtyard
Roof	Tar/Gravel
Construction	Concrete, Metal Siding

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 7th, 2024
Days on Market	20
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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