

**216, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2173797**



**\$349,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	782 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage		
<b>Inclusions:</b>	Kitchen Island		

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!