

**604, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2185974**



**\$349,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Downtown East Village  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                             |               |                   |
| <b>Style:</b>    | Multi Level Unit   |               |                   |
| <b>Size:</b>     | 647 sq.ft.   | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Enclosed, Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 483 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | CC-EPR |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |        |

**Inclusions:** None

Welcome to your urban oasis in the ever-evolving East Village—where trendy meets timeless. This top-floor unit in the iconic Orange Lofts boasts floor-to-ceiling windows, flooding your space with natural light and views. With an open floor plan, it's yours to style as you wish. Recent updates include brand new modern laminate flooring and newer appliances, making it move-in ready. Got a car? No worries—your titled underground parking stall has you covered. But here's the real perk: an epic rooftop patio exclusive to Orange Loft residents. Perfect for chilling out or hosting friends, rain or shine. Living here means you're steps from scenic river walks, cool restaurants, and the local grocery store. A timeless vibe, smack in the heart of the city. Welcome to your new downtown digs!