



**GRASSROOTS**  
REALTY GROUP

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404, 535 8 Avenue SE  
Calgary, Alberta

MLS # A2222036



**\$355,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	664 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 498
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: n/a

Live the New York Loft Life &ndash; Right in Calgary's East Village Welcome to your dream urban retreat in the heart of East Village &ndash; a sleek, industrial-style 2 story 1 bedroom loft with serious character and cool-factor. Designed for creatives, professionals, and anyone who thrives in vibrant, inspired spaces, this loft blends raw architectural elements with modern luxury. Step into towering 18 ft ceilings, concrete construction with polished concrete floors that set the tone for this uniquely urban home. The solar-tinted windows offer privacy without sacrificing natural light &ndash; the perfect balance for work, rest, and play. The open-concept layout is anchored by quartz countertops and minimalist finishes, with ample in-suite storage, in-suite laundry, and additional storage to keep your space clutter-free. Enjoy: 1 bedroom + 1 full bath Titled underground parking Massive communal rooftop patio with skyline views &ndash; ideal for entertaining, relaxing, or catching sunset vibes with neighbors. A walkable lifestyle just steps from The PATH, shopping, cafes, restaurants, and more. Whether you're a painter, a designer, or just someone who appreciates the intersection of style and substance, this is East Village loft living at its best. Live bold. Live inspired. Live East Village.