



GRASSROOTS
REALTY GROUP

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205, 535 8 Avenue SE
Calgary, Alberta

MLS # A2248088



\$299,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	608 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Concrete	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	na
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Open Houses Saturday 12 to 1 and Sunday 2 to 4. Industrial-Chic Loft Living in Calgary's East Village Step into one of Calgary's most talked-about spaces, this contemporary loft, featured in a past issue of Avenue Magazine, is where bold design meets everyday comfort. Nestled in the heart of the city's trendy East Village, this home blends striking industrial style with modern convenience. Inside, soaring 15-foot ceilings, expansive floor-to-ceiling windows, and sleek polished concrete floors flood the open-concept space with natural light. The chef-inspired kitchen boasts an open concept for cooking and entertaining, while the custom PAX closet system offers smart, elegant storage. An in-suite laundry adds everyday ease, and your titled parking stall with storage unit keeps life organized. This lifestyle-focused building includes all utilities (just bring your own phone and cable) plus exclusive access to a rooftop patio with panoramic city views and a vibrant party room, perfect for hosting friends or unwinding under the stars. With exciting redevelopment plans transforming East Village and the Entertainment District into one of Calgary's most desirable urban hubs, now is the time to secure your spot in this thriving community. Whether you're looking for a stylish home or a smart investment, this loft is your chance to own a piece of Calgary's future. Don't wait, lofts like this move fast!