



GRASSROOTS
REALTY GROUP

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613, 535 8 Avenue SE
Calgary, Alberta

MLS # A2248727



\$435,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	872 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Metal Siding	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		
Inclusions:	N/A		

Welcome to Orange Lofts, where urban style meets unbeatable location. This spacious top floor loft offers over 800 sq ft of open concept living, complete with 16 foot ceilings and a striking south facing wall of windows that floods the space with natural light while showcasing views of the new arena. Designed with an industrial flair, this home features polished concrete floors and walls and a flexible open layout, perfect for both everyday living and entertaining. The sleek kitchen offers ample workspace and flows seamlessly into the living and dining areas, while the loft bedroom overlooks the airy main floor. Enjoy the convenience of in suite laundry. Additional features include one titled underground parking stall and access to the building's amenities in one of Calgary's most vibrant downtown locations. Steps from the river pathways, dining, nightlife, and the excitement of the arena district, this loft offers a rare blend of style, size, and location.