



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

510, 535 8 Avenue SE
Calgary, Alberta

MLS # A2260974



\$389,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	778 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to urban living at its finest in the iconic Orange Lofts! This bright and spacious pet friendly loft offers soaring ceilings and a spectacular 16x16' glass wall with unbeatable views. The open-concept design creates the perfect flow for both everyday living and entertaining. The stylish kitchen is complete with high-gloss acrylic cabinetry, sleek quartz countertops, and stainless steel appliances, making it a chef's delight. The bathroom has been thoughtfully updated with a stand-up shower and sliding glass doors, offering a spa-like retreat. Upstairs, you'll find a large bedroom with abundant closet space, while thoughtful upgrades throughout the unit—including automatic black out blinds, laminate flooring and fresh paint—add modern comfort. This home also includes a titled underground parking stall, ensuring convenience year-round. Step outside to the rooftop patio with two gas BBQs, perfect for hosting friends while enjoying breathtaking city views. Located in the heart of Downtown East Village, you'll be steps from trendy restaurants, cafés, shopping, river pathways, public transit, and just minutes to vibrant Inglewood. Don't miss your chance to own in one of Calgary's most sought-after loft buildings!