



**GRASSROOTS**  
REALTY GROUP

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**510, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2278180**



**\$375,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 778 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 570 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Stucco  | <b>Zoning:</b>    | CC-EPR |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!