



GRASSROOTS
REALTY GROUP

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405, 535 8 Avenue SE
Calgary, Alberta

MLS # A2145326



\$339,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	607 sq.ft.	Age:	2002 (22 yrs old)
Beds:	-	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Concrete, Tar/Gravel	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Discover urban sophistication in this stunning two-level loft in the vibrant East Village, a dynamic neighborhood known for its culture and entertainment. This expansive loft features lofty ceilings, floor-to-ceiling windows, and sleek concrete floors. The kitchen boasts stainless steel appliances, ample storage with built-in cabinets, and potential for future open shelving or upper cabinets. The main level includes a well-appointed four-piece bath and in-unit laundry closet. Ascend to the loft to find a generously sized bedroom with wall-to-wall hardwood floors and ample closet space. Enjoy your private east-facing balcony, perfect for morning coffees and evening BBQs. Colors offers secured underground parking and building amenities such as a party room and a rooftop patio with additional BBQs, ideal for entertaining and watching the Stampede fireworks. The prime location provides easy access to shopping, dining, entertainment, the Bow River pathways, and public transit, with downtown just a leisurely stroll away. This renovated unit features wall A/C, a soaring 18-foot wall of east-facing windows, and a stylish kitchen. With low condo fees, this loft is truly one of a kind. Contact us to book your showing today!