

216, 535 8 Avenue SE
Calgary, Alberta

MLS # A2339246



\$305,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	786 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass	Zoning:	CC-EPR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: n/a

WHAT YOU WILL LOVE ABOUT THIS HOME AT ORANGE LOFTS: A TRUE LOFT with a mezzanine-style bedroom | SMART UNDERSTAIRS STORAGE WITH PANTRY & COAT CLOSET | AIR-CONDITONING | CONDO FEES THAT INCLUDE ELECTRICITY | PARKING & STORAGE | This 786 SQ.FT. two-storey loft offers the authentic industrial style that Orange Lofts is known for, featuring POLISHED CONCRETE FLOORS, EXPOSED DUCTWORK, SOARING CEILINGS and FULL-HEIGHT WINDOWS that fill the space with natural light and showcase views toward the Stampede Grounds and surrounding cityscape. The updated kitchen combines style and functionality with flat-panel cabinetry, black hardware, quartz countertops, open shelving, an industrial-style faucet and sink, and a large kitchen island with drawers and a solid wood countertop—perfect for both meal preparation and casual dining. One of the home's most impressive and practical features is the SMART CUSTOM UNDER-STAIRS STORAGE SYSTEM. Thoughtfully designed to maximize every inch of space, it incorporates a PANTRY, COAT CLOSET, WINE RACK and SHOE STORAGE, providing the kind of organization rarely found in loft-style living. The spacious living room enjoys soaring ceilings and opens onto the SOUTH-FACING BALCONY. Upstairs, the mezzanine bedroom features laminate flooring and enjoys views through the dramatic full-height windows, maintaining the open and airy loft feel. Additional features include a WALL-MOUNTED AIR CONDITIONING UNIT, TITLED UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER. This pet-friendly building offers a great selection of shared spaces, including a ROOFTOP PATIO with BBQs, seating and downtown views, a main-floor recreation room with games, and an additional

outdoor patio area. Located in the East Village, with downtown, the Bow River, pathways, restaurants, cafés and shopping on your doorstep. Plus nearby to historic Inglewood and the new Cultural & Entertainment District which the new 6th Street SE underpass will further improve connectivity to. *** With authentic loft character, smart storage, parking, air conditioning and ELECTRICITY INCLUDED IN THE CONDO FEES, this is a fantastic opportunity for anyone looking for a home that is anything but ordinary. Book your showing today and see why this could be the smart move for you!