



## 535 8 Avenue Calgary Alberta

\$444,900

Loft living at its finest and an opportunity to own this professionally designed, newly RENOVATED top floor, corner unit! Upon entering the unit you'll immediately be faced with a soaring 18' wall of sunny south windows perfectly framing an unobstructed 180 degree South view (+ future Entertainment District coming soon). This open concept, New York- style industrial loft is spread over two floors with the largest main floor plan in the building overlooked by an upstairs loft with a spacious primary bedroom and den/ office area. The freshly renovated kitchen and bathroom are finished with Scandinavian styled cabinets, brand new stainless-steel appliances and stunning quartz countertops. Offering a titled underground parking stall, assigned storage, and walking distance to downtown, 17th Ave, restaurants, shopping, the Bow River and the future multi-billion-dollar entertainment district! Low condo fees under \$550 a month that include water, heat and electricity and backed by a healthy reserve fund. This loft is one of a kind! Contact us to book your showing today. (id:6769)

Primary Bedroom 18.25 Ft x 16.17 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Foyer 6.42 Ft x 12.33 Ft

Kitchen 7.75 Ft x 10.58 Ft

Living room 18.17 Ft x 23.42 Ft

Listing Presented By:

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RE/MAX Alpine Realty

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**Alpine Realty**

104 - 709 Main Street, Canmore,  
Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
admin@alpinerealty.ca

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