



## 535 8 Avenue Calgary Alberta

\$394,900

Top floor corner loft - with spectacular unobstructed views of the heart of Calgary! A landmark building in the vibrant East Village, Orange Lofts is famous for its industrial chic interior and a gorgeous rooftop patio (which this top floor unit fronts onto!). On 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 (Entertainment District coming soon, what an upside!). The open New York- style industrial chic loft is spread over two floors with a the largest main floor plan in the building overlooked by an upstairs with a spacious primary bedroom and den/ office with inspirational (and private) North river and city view OVER the treed rooftop garden patio. This is truly the perfect blank slate for your urban canvas, a rare penthouse/ corner/ garden loft with iconic views! This concrete building has other great amenities with a large interior courtyard and full "main floor entertainment suite", heated (titled) underground parking (48) & storage locker. In testament to the excellent concrete (pre-boom) build quality, condo fees are under \$550 and include water, heat and electricity and backed by strong financials. The location is simply perfect! Literally surrounded by the best Calgary has to offer, a short walk to the river path system, new multi billion \$ entertainment district coming soon, downtown LRT, Inglewood, and the Core. Don't let this unique property pass you by, bring your idea's and your favorite Realtor today! (id:6769)

Den 9.92 Ft x 8.17 Ft

Primary Bedroom 18.25 Ft x 8.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 6.42 Ft x 7.00 Ft

Laundry room 2.92 Ft x 3.92 Ft

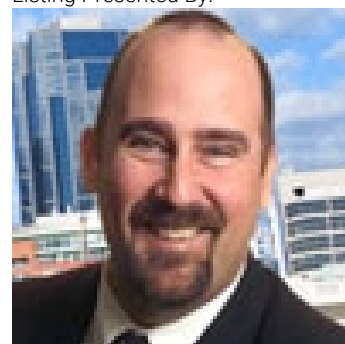
Office 9.00 Ft x 6.58 Ft

Dining room 12.42 Ft x 6.58 Ft

Living room 18.17 Ft x 10.92 Ft

Kitchen 7.17 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FIRST

**RE/MAX Realty Professionals**

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