



## 535 8 Avenue Calgary Alberta

\$380,000

Experience urban sophistication in this stunning two-level end-unit loft, located in the heart of East Village, a neighborhood known for its vibrant culture and entertainment. This spacious 840 sq. ft. unit showcases soaring 18-foot floor-to-ceiling windows and sleek polished concrete floors. The main level offers a stylish kitchen with brand-new, never-used stainless steel appliances, cabinetry, and built-in shelving. It also features a well-appointed four-piece bathroom, an in-unit laundry closet for convenience, and a large living and dining/office area perfect for entertaining or unwinding. Upstairs, the loft includes a generous bedroom with brand-new carpeting. The Orange Lofts building offers secure, titled underground parking, pet and rental-friendly policies, and condo fees that cover utilities, including both electricity and heat. Additional amenities include a party room and a rooftop patio with BBQs perfect for watching the Stampede fireworks. This prime location is just steps away from shopping, dining, entertainment, Bow River pathways, and public transit, with downtown within walking distance. Don't miss the opportunity to make this exceptional loft your new home! (id:6769)

Primary Bedroom 18.17 Ft x 12.67 Ft

4pc Bathroom 5.25 Ft x 7.67 Ft

Other 18.25 Ft x 11.67 Ft

Living room 18.25 Ft x 16.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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