

**216, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2308326**



**\$329,000**

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Glass	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		
<b>Inclusions:</b>	n/a		

Welcome to URBAN LOFT LIVING AT ITS FINEST in the iconic Orange Lofts by Battistella Developments &mdash; one of Calgary's most distinctive buildings, purpose-built for true loft enthusiasts. \*\*\* Located in the East Village, this 786 SQ.FT. 2-storey loft delivers a COMPLETELY UNIQUE LIVING EXPERIENCE. Positioned on the 2nd floor, enjoy views over to the Stampede grounds and the exciting new arena and entertainment district. \*\*\* Inside, the industrial aesthetic shines with POLISHED CONCRETE FLOORS, exposed ductwork, and SOARING CEILINGS complemented by full-height windows that flood the space with natural light. The OPEN-CONCEPT MAIN FLOOR features a spacious living room which leads out to a BALCONY, perfect for soaking up the sun and city energy. \*\*\* The UPDATED KITCHEN is both stylish and functional, showcasing flat panel doors, QUARTZ COUNTERS, black hardware, an industrial-style sink and faucet, open shelving, and a large island &mdash;ideal for cooking, entertaining, and everyday dining. \*\*\* A standout feature is the SMART UNDER-STAIRS CUSTOM STORAGE, creating a WALK-IN -PANTRY, coat closet, and additional storage&mdash;maximizing every inch of space. \*\*\* While upstairs the spacious lofted bedroom features laminate flooring, free standing closets, and VIEWS out the full height windows, maintaining the open, airy feel while providing a comfortable retreat. The unit is enhanced by a wall mounted AIR CONDITIONING UNIT for added year-round comfort. \*\*\* Additional highlights include: TITLED UNDERGROUND PARKING & STORAGE LOCKER \*\*\* This PET-FRIENDLY building offers a great selection of amenities including bike storage, a ROOFTOP PATIO with BBQs, seating & downtown views, plus a

main floor recreation room and additional outdoor patio space. Condo fees of \$581 INCLUDE ALL UTILITIES EVEN ELECTRICITY.  
\*\*\* Step outside and you're steps from shopping, restaurants, cafes, a dog park, pickleball and basketball courts and the scenic Bow River Pathway. Enjoy a vibrant lifestyle with year-round events and entertainment. Living in this location means you can walk downtown in minutes, or easily drive to anywhere in the city. \*\*\* Whether you're a young professional, downsizer, or savvy investor, Orange Lofts appeals to urbanites of all ages looking for something truly special. Book a showing today and find out why this could be the smart move for you!