

**511, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2310578**



**\$324,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** Nespresso Machine

Loft living at its finest for the urban professional, ideally located in the sought-after Orange Lofts in Calgary's vibrant East Village. This stunning 5th-floor unit features 16 foot ceilings and floor-to-ceiling windows showcasing expansive north-facing views and an abundance of natural light throughout. The thoughtfully updated kitchen has been renovated with sleek white lacquered cabinetry, new appliances, and a beautifully refreshed bathroom, blending modern style with functional design. Polished concrete floors flow throughout the main living area, which also offers access to your private balcony. The main level is complete with a stylish 3-piece bathroom and convenient in-suite laundry with a stacked washer and dryer. Upstairs, the spacious primary loft bedroom overlooks the living space below while capturing the impressive north views. Residents enjoy access to a private rooftop patio with BBQ with panoramic downtown and city views. Steps from shopping, coffee shops, parks, river pathways, and all the amenities of East Village, Inglewood and Beltline. Includes titled underground parking (P2-#72) and additional storage (in front of stall). Condo fees include all utilities.