

# \$329,900 - 414, 535 8 Avenue Se, Calgary

MLS® #A2225749

**\$329,900**

1 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

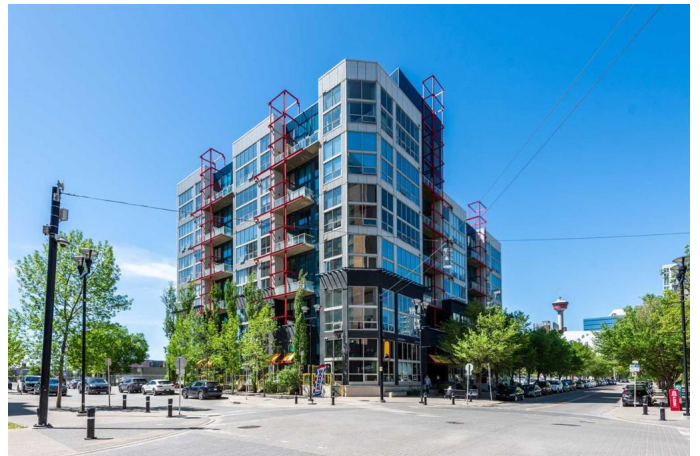
Downtown East Village, Calgary, Alberta

Welcome to Orange Lofts, where industrial design meets East Village culture. This beautifully designed south-facing, two-level loft offers everything today's urban buyer is looking for- style, walkability, and that rare blend of personality and practicality.

Step into over 826 sq ft of sun-drenched space with soaring 18' ceilings, expansive windows, and polished concrete floors that create a bright, airy atmosphere. The open-concept main level features a contemporary open kitchen with quartz counter tops and industrial open shelving. There's a well-appointed 4-piece bathroom with a floor to ceiling frosted glass wall, in-suite laundry, and an inviting living and dining area perfect for entertaining or unwinding.

Upstairs, the spacious lofted bedroom overlooks the open-concept living space below and offers a built-in wardrobe. From this elevated perch, you'll enjoy glimpses of the Calgary Stampede fireworks- a rare and memorable bonus that adds a spark to summer nights in the city.

Set in one of Calgary's most walkable neighbourhoods- with a bike score of 91 and walk score of 79, this loft puts you effortlessly close to everything that makes East Village vibrant. Start your mornings along the Bow River Pathway, grab a coffee at a local café, stroll to restaurants, boutique shops, or pick up essentials at Superstore just down the street. Enjoy easy access to concerts, Calgary Flames games, and the excitement of the



Calgary Stampede Grounds- all just minutes from your door.

Condo fees include all utilities, and residents enjoy access to a communal rooftop patio with BBQs, a main-level social room, and pet-friendly policies.

Whether you're a professional who works downtown, a creative seeking inspiration, or an investor looking for a unique rental opportunity, this loft delivers a lifestyle that's hard to match.

Built in 2002

### Essential Information

MLS® #	A2225749
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	414, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S9

### Amenities

Amenities	Elevator(s), Party Room, Roof Deck
Parking	None

**Interior**

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	6

**Exterior**

Exterior Features	Courtyard, Barbecue
Roof	Tar/Gravel
Construction	Concrete, Metal Siding

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	4
Zoning	CC-EPR

**Listing Details**

Listing Office	Real Broker
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