# \$427,500 - 613, 535 8 Avenue Se, Calgary

MLS® #A2248727

## \$427,500

1 Bedroom, 1.00 Bathroom, 872 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Orange Lofts, where urban style meets unbeatable location. This spacious top floor loft offers over 800 sq ft of open concept living, complete with 16 foot ceilings and a striking south facing wall of windows that floods the space with natural light while showcasing views of the new arena. Designed with an industrial flair, this home features polished concrete floors and walls and a flexible open layout, perfect for both everyday living and entertaining. The sleek kitchen offers ample workspace and flows seamlessly into the living and dining areas, while the loft bedroom overlooks the airy main floor. Enjoy the convenience of in suite laundry

Additional features include one titled underground parking stall and access to the building's amenities in one of Calgary's most vibrant downtown locations. Steps from the river pathways, dining, nightlife, and the excitement of the arena district, this loft offers a rare blend of style, size, and location.

Built in 2003

#### **Essential Information**

MLS® # A2248727 Price \$427,500

Bedrooms 1

Bathrooms 1.00







Full Baths 1

Square Footage 872 Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

## **Community Information**

Address 613, 535 8 Avenue Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 5S9

#### **Amenities**

Amenities Elevator(s), Recreation Room, Roof Deck, Secured Parking, Snow

Removal

Parking Spaces 1

Parking Stall, Underground

#### Interior

Interior Features Ceiling Fan(s), High Ceilings

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Natural Gas

Cooling None # of Stories 6

#### **Exterior**

Exterior Features Courtyard
Roof Tar/Gravel

Construction Concrete, Metal Frame, Metal Siding

## **Additional Information**

Date Listed August 14th, 2025

Days on Market 79

Zoning CC-EPR

## **Listing Details**

Listing Office CIR Realty

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