

# \$435,000 - 613, 535 8 Avenue Se, Calgary

MLS® #A2248727

## \$435,000

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

Downtown East Village, Calgary, Alberta

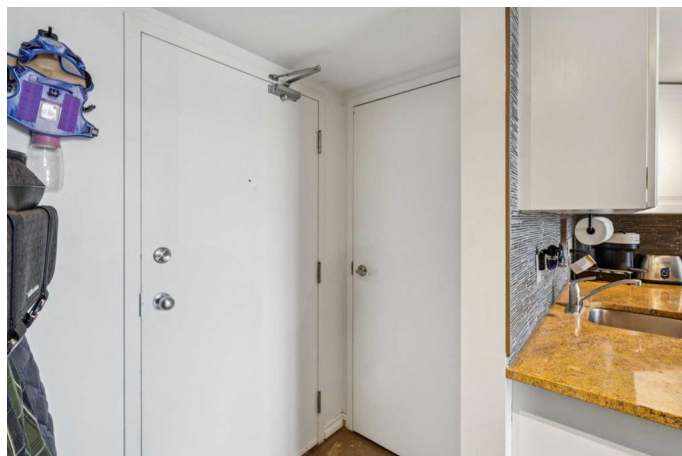
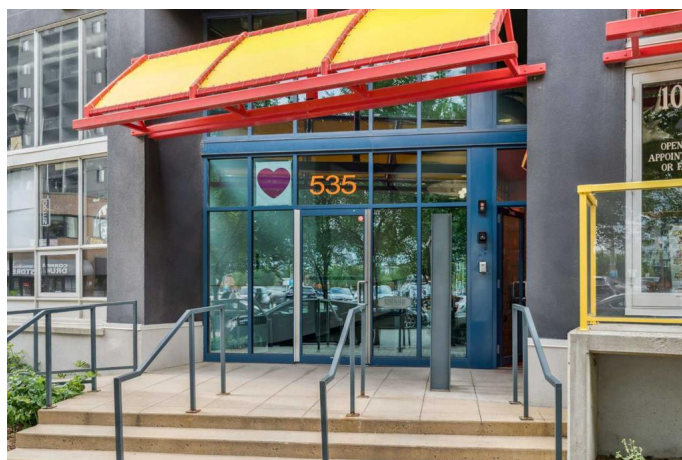
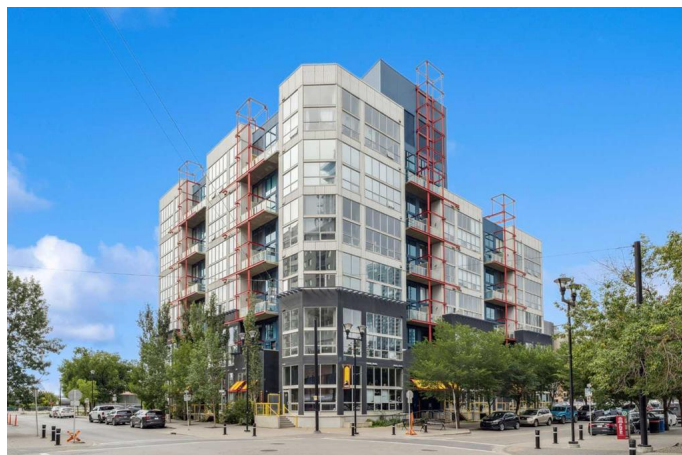
Welcome to Orange Lofts, where urban style meets unbeatable location. This spacious top floor loft offers over 800 sq ft of open concept living, complete with 16 foot ceilings and a striking south facing wall of windows that floods the space with natural light while showcasing views of the new arena. 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	\$435,000
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 Siding, Metal Frame

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2

Zoning

CC-EPR

## **Listing Details**

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.