

**506, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2250756**



**\$262,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 539 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Concrete                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                   | <b>Condo Fee:</b> | \$ 330 |
| <b>Basement:</b>   | -                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding                                              | <b>Zoning:</b>    | CC-EPR |
| <b>Foundation:</b> | -                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s) |                   |        |

**Inclusions:** NA

Welcome to the Orange Lofts, where New York inspired boho style meets East Village living in the heart of Calgary. This rare river-facing loft is a true gem, offering unobstructed views that are nearly impossible to find. Soaring 16-foot concrete ceilings, refinished concrete floors, and exposed concrete walls set the stage for authentic loft living in impeccable condition. Once an artist's studio, the space exudes creativity and inspiration at every turn, complete with a private balcony overlooking the river. The building also boasts an expansive rooftop patio, perfect for entertaining or soaking up panoramic city and river views. A one-of-a-kind opportunity for those who want style, character, and a daily dose of artistic energy.