



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216, 535 8 Avenue SE
Calgary, Alberta

MLS # A2308326



\$319,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	786 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Concrete
Roof:	-
Basement:	-
Exterior:	Aluminum Siding , Concrete, Glass
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 715
LLD:	-
Zoning:	CC-EPR
Utilities:	-

Inclusions: n/a

Welcome to URBAN LOFT LIVING AT ITS FINEST in the iconic Orange Lofts by Battistella Developments — one of Calgary's most distinctive buildings, purpose-built for true loft enthusiasts. *** Located in the East Village, this 786 SQ.FT. 2-storey loft delivers a COMPLETELY UNIQUE LIVING EXPERIENCE. Positioned on the 2nd floor, enjoy views over to the Stampede grounds and the exciting new arena and entertainment district. *** Inside, the industrial aesthetic shines with POLISHED CONCRETE FLOORS, exposed ductwork, and SOARING CEILINGS complemented by full-height windows that flood the space with natural light. The OPEN-CONCEPT MAIN FLOOR features a spacious living room which leads out to a BALCONY, perfect for soaking up the sun and city energy. *** The UPDATED KITCHEN is both stylish and functional, showcasing flat panel doors, QUARTZ COUNTERS, black hardware, an industrial-style sink and faucet, open shelving, and a large island —ideal for cooking, entertaining, and everyday dining. *** A standout feature is the SMART UNDER-STAIRS CUSTOM STORAGE, creating a WALK-IN -PANTRY, coat closet, and additional storage—maximizing every inch of space. *** While upstairs the spacious lofted bedroom features laminate flooring, free standing closets, and VIEWS out the full height windows, maintaining the open, airy feel while providing a comfortable retreat. The unit is enhanced by a wall mounted AIR CONDITIONING UNIT for added year-round comfort. *** Additional highlights include: TITLED UNDERGROUND PARKING & STORAGE LOCKER *** This PET-FRIENDLY building offers a great selection of amenities including bike storage, a ROOFTOP PATIO with BBQs, seating & downtown views, plus a

main floor recreation room and additional outdoor patio space. Condo fees of \$581 INCLUDE ALL UTILITIES EVEN ELECTRICITY. *** Step outside and you're steps from shopping, restaurants, cafes, a dog park, pickleball and basketball courts and the scenic Bow River Pathway. Enjoy a vibrant lifestyle with year-round events and entertainment. Living in this location means you can walk downtown in minutes, or easily drive to anywhere in the city. *** Whether you're a young professional, downsizer, or savvy investor, Orange Lofts appeals to urbanites of all ages looking for something truly special. Book a showing today and find out why this could be the smart move for you!