

# \$399,000 - 513, 535 8 Avenue Se, Calgary

MLS® #A2259803

**\$399,000**

1 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Why live in a typical condo when you can own a top-floor corner loft with 19'3" ceilings and 838 sq ft of wide open, light-filled space?

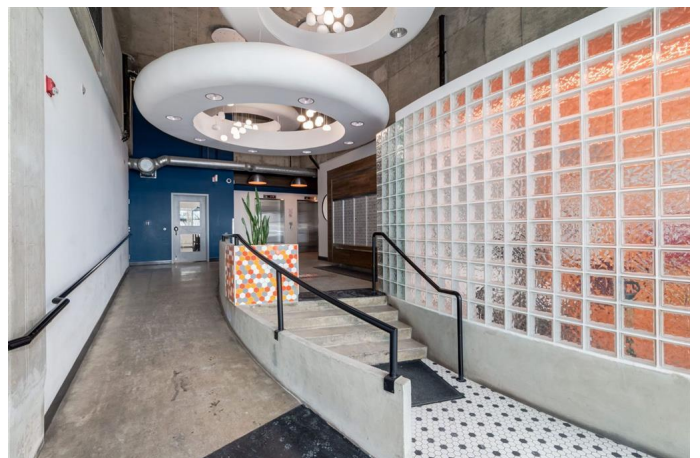
Welcome to Orange Lofts in the heart of East Village, Calgary's most walkable and architecturally distinct inner-city neighborhood. This one-bedroom, one-bath unit is a top-floor corner with no neighbors above and just one shared wall, giving you rare privacy in a buzzing urban setting.

The north-facing windows fill the space with soft, ambient natural light all day—perfect for working from home or relaxing—without the heat of direct sun. You'll enjoy panoramic views of East Village, the Bow River, and Calgary's skyline.

Inside, you'll find polished concrete floors, exposed concrete walls, steel railings, and a lofted bedroom that overlooks the open living space. The layout is flexible, the design is timeless, and the vibe is unmistakably urban.

?? Location Highlights (All within Walking Distance):

- \* RiverWalk Pathways + Bow River access
- \* Studio Bell, Calgary Central Library, Confluence, and Simmons Building
- \* Saddledome + the future event centre and entertainment district
- \* C-Train station for fast downtown access



- \* Local grocery stores, cafes, breweries, and restaurants
- \* Calgary Zoo and St. Patrick's Island nearby
- \* Blocks from Inglewood and downtown core shopping

Extras include titled underground parking, separate storage, in-suite laundry, and access to a rooftop patio, bike storage, and resident lounge. Condo fees include heat, water, and electricity.

This is not your average condo.?

It's open. It's private. It's steps from everything.?

And it's one of a kind.

Built in 2003

## Essential Information

MLS® #	A2259803
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

## Community Information

Address	513, 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 Spaces 1

Parking Stall

### Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Appliances Dishwasher, Electric Oven, Garburator, Microwave, Range Hood, Washer/Dryer Stacked

Heating Baseboard, Hot Water

Cooling None

# of Stories 6

### Exterior

Exterior Features None

Construction Concrete

### Additional Information

Date Listed September 24th, 2025

Days on Market 2

Zoning CC-EPR

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.