

\$349,900 - 212, 535 8 Avenue Se, Calgary

MLS® #A2246960

\$349,900

1 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

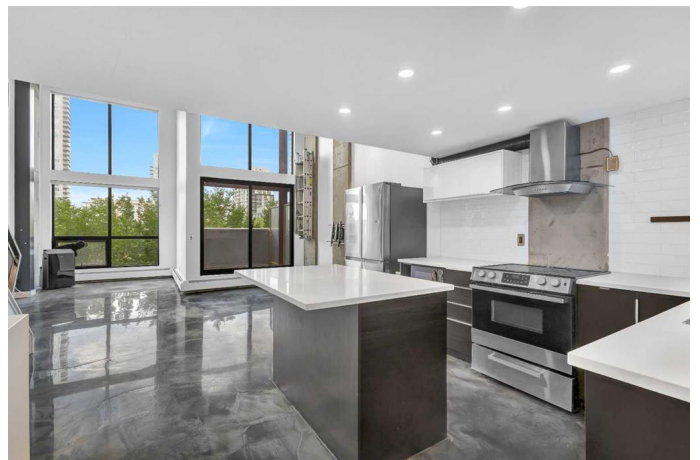
Downtown East Village, Calgary, Alberta

Step into urban style with this distinctive two-level loft in the heart of East Village, one of Calgary's most dynamic and walkable neighborhoods. This is a very rare layout only available on the second floor that features an expanded nook not found in upper units, plus views toward the Saddledome and the new BMO Centre.

Inside, 16-foot floor-to-ceiling windows flood the space with light, while the beautiful polished epoxy flooring, exposed concrete, and black metal accents deliver authentic industrial charm. The upgraded kitchen pairs soft-close cabinetry with quartz counters, a subway tile backsplash, stainless steel appliances, and a large quartz island with extra storage.

The main floor also offers a bright living space and an expanded dining/office area, a stylishly upgraded 4-piece bathroom with a modern vanity and tiled backsplash, newer in-suite laundry, and abundant under-stair storage. Step out to your north-facing patio—perfect for evening BBQs or a quiet coffee.

Upstairs, the lofted owner's suite includes custom closets and a versatile open layout. Residents of Orange Lofts enjoy secure entry, a recreation room, and a rooftop patio with BBQs and sweeping skyline views. Low condo fees include all utilities—heat, water, and electricity—and the building welcomes pets



with board approval.

From your door, you're steps from cafés, restaurants, shops, groceries, Studio Bell, Bow River pathways, and just a short walk to the Saddledome and BMO Event Centre. A perfect balance of industrial edge and modern comfort awaits.

Built in 2002

Essential Information

MLS® #	A2246960
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

Community Information

Address	212, 535 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5S9

Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Storage
Parking Spaces	1
Parking	Parkade, Underground, Leased

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Roof	Flat, Tar/Gravel
Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	36
Zoning	CC-EPR

Listing Details

Listing Office	2% 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.