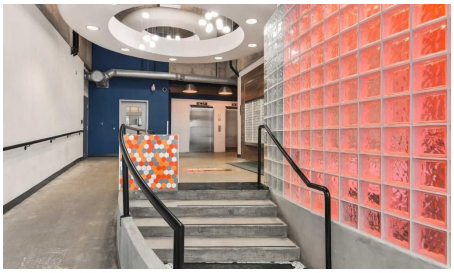
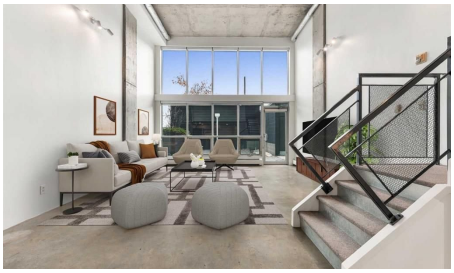
115 535 8 Avenue SE

Calgary | Active | MLS® A2357417

$319,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2003**	**894 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to Orange Lofts, one of Calgary's most distinctive residences, located in the heart of the vibrant East Village. Inspired by the character and charm of a revitalized New York-style warehouse, this exceptional pet-friendly loft offers a rare combination of industrial architecture, contemporary updates, and impressive architectural details. Among the building's larger units, this remarkable home offers 894 sq. ft. of living space, highlighted by soaring ceilings over 16 feet and dramatic floor-to-ceiling windows that flood the interior with natural light. Step inside and immediately appreciate the open-concept design, where authentic industrial elements blend seamlessly with modern urban living. Exposed concrete flooring, striking concrete ceiling beams, and expansive windows create a dramatic yet inviting atmosphere, while the generous ceiling height enhances the overall sense of space and openness. The kitchen is thoughtfully integrated into the main living area, featuring a full complement of appliances, laminate countertops, and ample workspace, making it equally suited for everyday living or entertaining. The open layout allows the kitchen, dining, and living spaces to flow effortlessly together, all framed by the incredible natural light and architectural character that make this loft so unique. The main level also features a full four-piece bathroom and convenient in-suite laundry. A striking industrial-style steel railing leads you upstairs to the spacious loft. Generously sized to accommodate a king-sized bed, this private retreat also offers flexible closet space and additional storage, creating a comfortable separation between the living and sleeping areas while maintaining the open loft aesthetic. Adding even more appeal is an impressive list of recent improvements, including a professionally completed full interior paint job, updated light fixtures, a newer dishwasher, a newer full-size stacked washer and dryer, and convenient motorized blinds. The property also includes a titled underground parking stall and a separate storage unit. One of the building's most memorable features is its incredible year-round rooftop terrace. Complete with gas BBQs and breathtaking panoramic views of the Calgary skyline, this shared outdoor space offers a fantastic setting to entertain friends, enjoy summer evenings, or simply take in the surrounding architecture. The building also has a party room with games and an area to entertain you and your guests. Walking distance of some of the city's best restaurants, cafés, breweries, entertainment venues, and the beautiful Bow River pathways. With convenient access to the LRT, downtown, and countless urban amenities, this is an exceptional opportunity to experience the best of inner-city living. This property delivers character, convenience, and an incredible sense of space. Book your private showing and come on buy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357417
Bedrooms	1
Bathrooms	1
Year Built	2003
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Loft/Bachelor/Studio
Total Living Area:	894 sq. ft.
Condo Fee:	$818.16
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	6
Levels:	Multi Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2003 (Age: 23)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	0310056
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Metal Siding, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Concrete
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Orange Lofts
Community:	Downtown East Village
Amenities:	Bicycle Storage, Elevator(s), Party Room, Picnic Area, Roof Deck, Secured Parking, Snow Removal, Trash
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Short Term Rentals Not Allowed
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Kitchen · 16'10" × 9'1" ·
Main Floor	Living Room · 23'7" × 16'10" ·

Main Floor	Laundry · 4' × 3'5" ·
Main Floor	Den · 7'9" × 5'3" ·
Upper Level	Bedroom - Primary · 16'9" × 14'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan
Exterior Features:	Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EPR
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-535-8-avenue-se-calgary-a2357417/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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