

# \$335,000 - 103, 535 8 Avenue Se, Calgary

MLS® #A2258368

**\$335,000**

1 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Looking for something a little different? This rare 620 sq. ft. live/work loft in East Village delivers the ultimate blend of style and function. With its street-level private entrance, this space is perfect for creatives, entrepreneurs, and consultants who want a home that doubles as a showcase for their work with the flexibility CC-EPR zoning which allows for commercial applications (with City/Board approval).

Step inside and youâ€™™ll find:

Soaring industrial ceilings and exposed concrete floors that ooze urban cool

Open-concept L-shaped kitchen and full bathroom

In-suite laundry hook-up

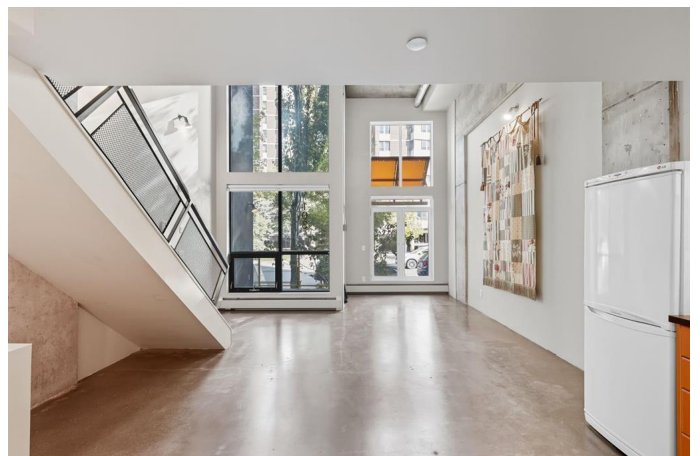
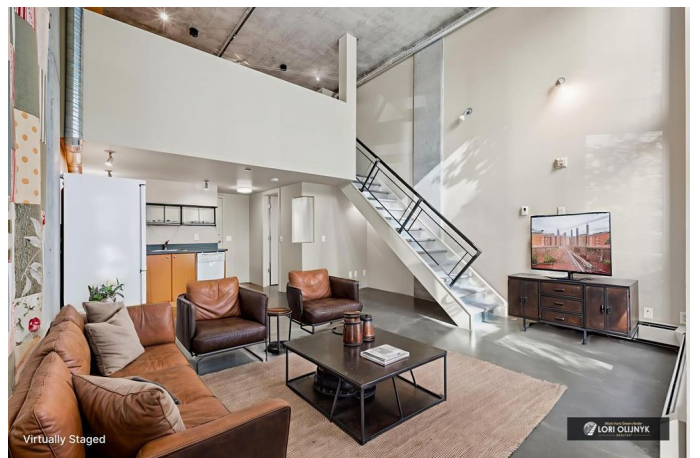
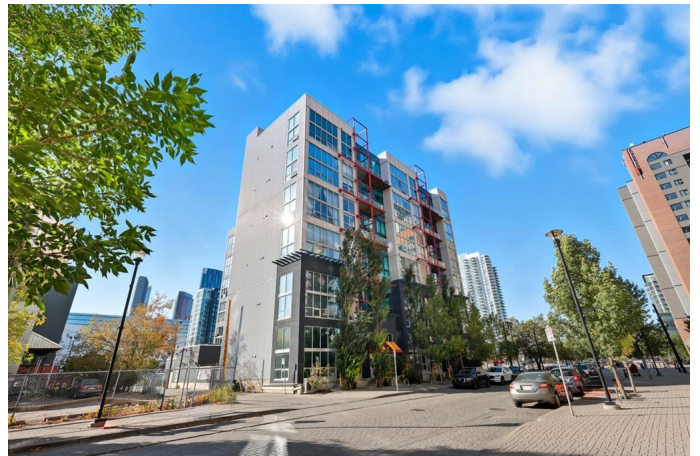
East-facing windows plus access to a communal rooftop patio with incredible downtown views

Underground parking to keep your car safe and snow-free

Bring clients straight to your door or set up outdoor seating on your own street-front patioâ€™™ideal for coffee chats or a creative touch of curb appeal. Zoned CC-EPR, this versatile loft gives you the flexibility to run a small business while living in the heart of Calgaryâ€™™s most exciting community.

Right outside your door: Studio Bell, the Calgary Public Library, the new BMO Centre, river pathways, and eclectic cafÃ©sâ€™™all just steps away.

This is more than a condoâ€™™itâ€™™s a lifestyle, and a rare opportunity at an amazing price.



Quick possession available—make it yours today! Condo fees \$470/month. No short term rentals

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258368    |
| Price          | \$335,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 620         |
| Acres          | 0.00        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103, 535 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5S9               |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Parking, Roof Deck |
| Parking Spaces | 1                  |
| Parking        | Underground        |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | High Ceilings, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Electric Oven, Refrigerator       |
| Heating           | Hot Water                                     |
| Cooling           | None                                          |
| # of Stories      | 6                                             |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Entrance       |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 3                    |
| Zoning         | CC-EPR               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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