

\$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

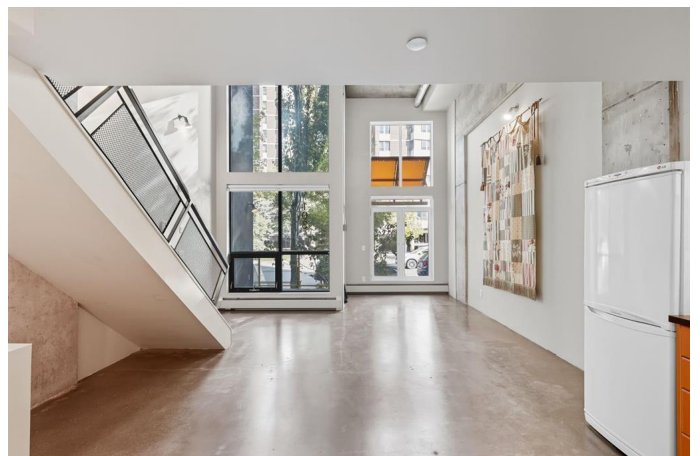
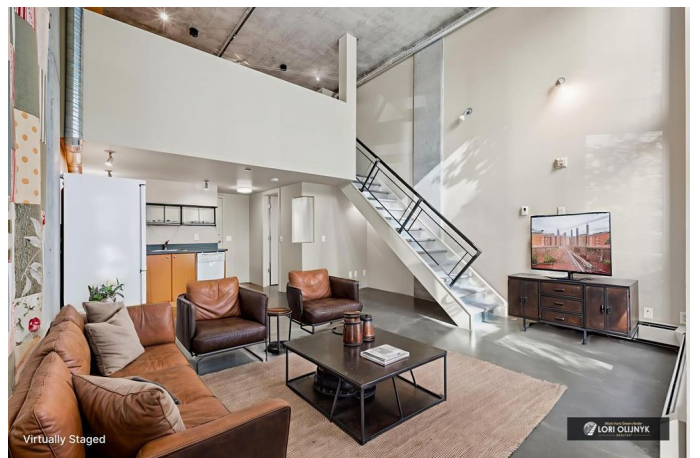
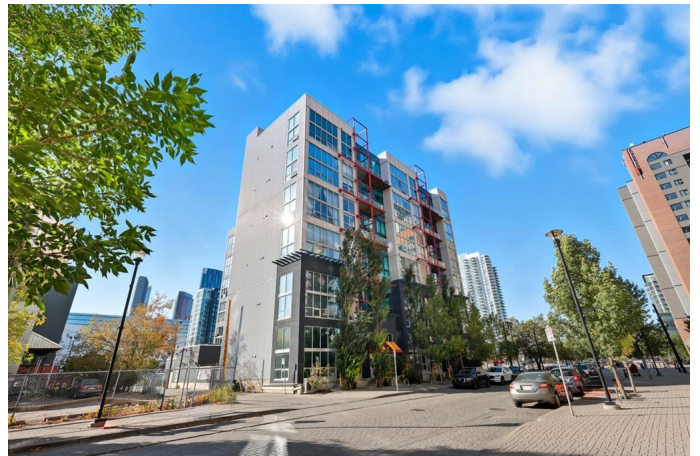
East-facing windows plus access to a communal rooftop patio with incredible downtown views

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	13
Zoning	CC-EPR

Listing Details

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

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.