

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

MLS® #A2258368

**\$335,000**

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Looking for something a little different? This rare 640 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

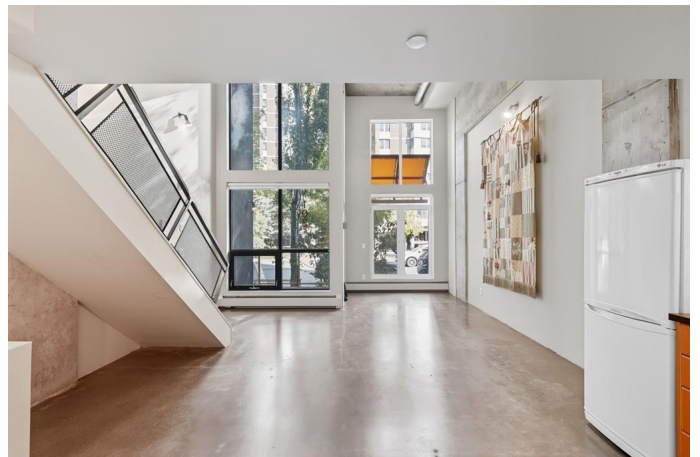
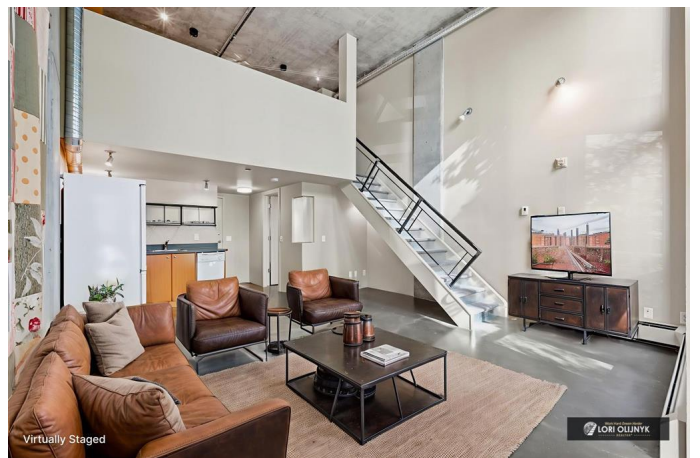
In-suite laundry for added convenience  
North-facing windows plus access to a communal rooftop patio with incredible downtown views

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 availableâ€”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	640
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, Refrigerator, Electric Oven
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	1
Zoning	CC-EPR

**Listing Details**

Listing Office	Stonemere Real Estate Solutions
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