

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

MLS® #A2258682

**\$335,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

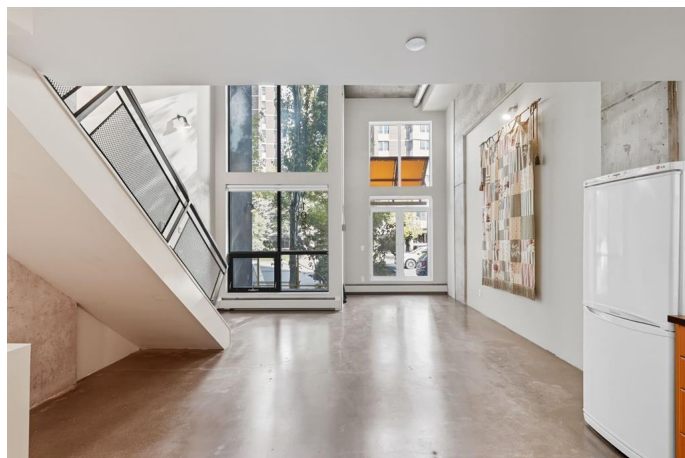
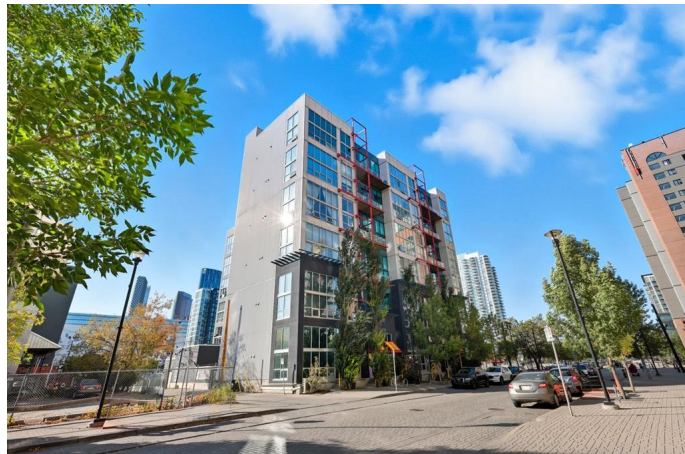
Downtown East Village, Calgary, Alberta

Zoned CC-EPR, this 620SF street-level industrial loft condo with private entrance, allows for many discretionary uses (with City approval) such as Dwelling, artist studio, cannabis store, child care centre, home occupation class 2, cafe/restaurant, barber, hairstylist and more! Street level access allows for clients, patients and colleagues to come and go easily, and the 2-story wall of windows provide natural light! Main floor is 420SF with a 200SF loft. Bathroom, kitchen and in-suite laundry hookup is available. Includes one titled underground parking spot. Impress your clients and colleagues with a visit to the rooftop patio for panoramic city views! Fantastic location in the East Village, close to BMO Centre, new library, and a short walk to the river! Offering at a great price in a fantastic location! The flexibility for commercial applications or residence makes this unit a stand-out! (This property is also listed as residential). condo fee is \$470/month, no short term rentals.

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258682  |
| Price      | \$335,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2003      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Office     |
| 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

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 1                    |
| Zoning         | CC-EPR               |

### Listing Details

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

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.