

**103, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2258368**



## \$335,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 640 sq.ft.                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 470 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding                        | <b>Zoning:</b>    | CC-EPR |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, See Remarks, Separate Entrance |                   |        |

**Inclusions:** n/a

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 you'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 patio—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 Calgary's most exciting community. Right outside your door: Studio Bell, the Calgary Public Library, the new BMO Centre, river pathways, and eclectic cafés—all just steps away. This is more than a condo—it'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