

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

MLS® #A2258682

\$335,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

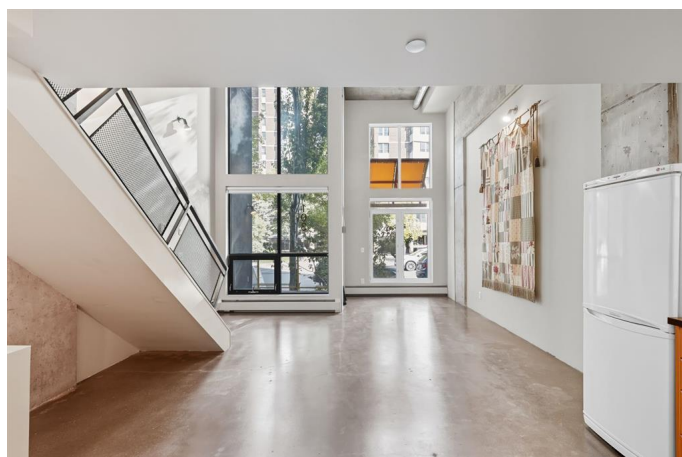
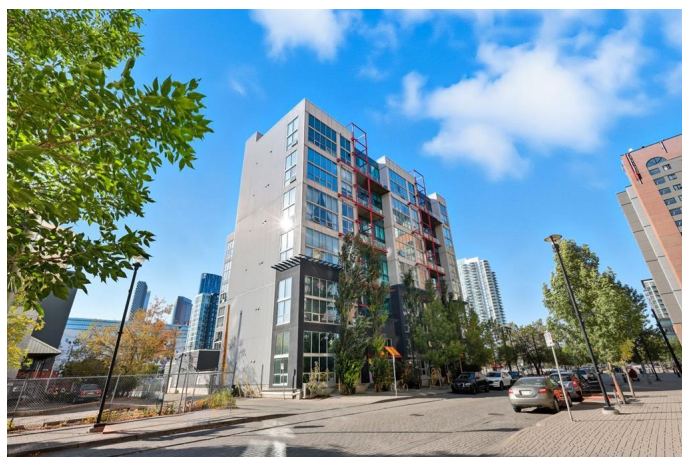
Downtown East Village, Calgary, Alberta

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
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.