



DJ Golden
REAL ESTATE

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103, 535 8 Avenue SE
Calgary, Alberta

MLS # A2258368



\$335,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	620 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: n/a

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 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 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 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