

# \$355,000 - 404, 535 8 Avenue Se, Calgary

MLS® #A2222036

**\$355,000**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Live the New York Loft Life “ Right in  
Calgary's East Village

Welcome to your dream urban retreat in the heart of East Village “ a sleek, industrial-style 2 story 1 bedroom loft with serious character and cool-factor. Designed for creatives, professionals, and anyone who thrives in vibrant, inspired spaces, this loft blends raw architectural elements with modern luxury.

Step into towering 18 ft ceilings, concrete construction with polished concrete floors that set the tone for this uniquely urban home. The solar-tinted windows offer privacy without sacrificing natural light “ the perfect balance for work, rest, and play.

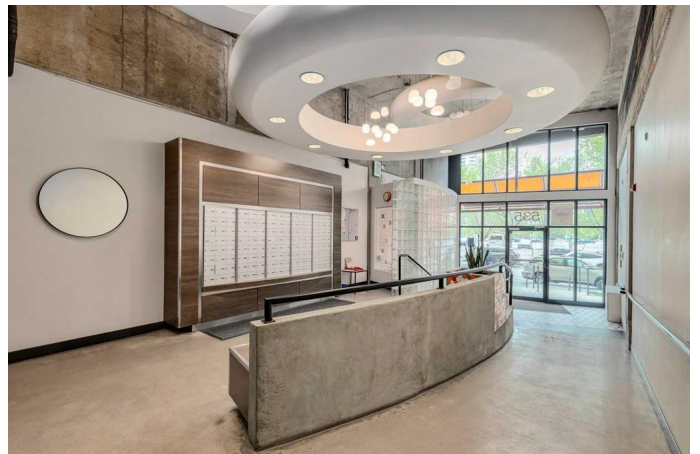
The open-concept layout is anchored by quartz countertops and minimalist finishes, with ample in-suite storage, in-suite laundry, and additional storage to keep your space clutter-free.

Enjoy:

1 bedroom + 1 full bath

Titled underground parking

Massive communal rooftop patio with skyline views “ ideal for entertaining, relaxing, or catching sunset vibes with neighbors.



A walkable lifestyle just steps from The PATH, shopping, cafes, restaurants, and more.

Whether you're a painter, a designer, or just someone who appreciates the intersection of style and substance, this is East Village loft living at its best.

Live bold. Live inspired. Live East Village.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222036    |
| Price          | \$355,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 664         |
| Acres          | 0.00        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 404, 535 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 5S9               |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Roof Deck, Secured Parking, Trash |
| Parking Spaces | 1                                                       |
| Parking        | Parkade, Titled                                         |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Hot Water, Natural Gas                                                                                          |
| Cooling           | Window Unit(s)                                                                                                  |
| # of Stories      | 6                                                                                                               |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting               |
| Roof              | Tar/Gravel             |
| Construction      | Concrete, Metal Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | CC-EPR         |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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