



**613, 535 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2304996**



**\$375,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Metal Siding	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan		

**Inclusions:** NA

Welcome to true downtown living in the heart of Calgary. This two-storey loft is exactly what buyers are looking for right now. Clean, modern, and built for someone who actually wants to live in the city, not just commute to it. Located steps from the Stampede grounds, this unit puts you right in the middle of everything. Coffee shops, restaurants, nightlife, events, transit, all within walking distance. You don't need to plan your weekends here. They just happen. The real standout here is the view. Unobstructed sightlines of downtown Calgary with front row seats to the city skyline. During Stampede and throughout the year, you get direct views of fireworks right from your own space. It's the kind of feature that never gets old and one that very few units can offer. Inside, you get that open concept loft feel that's hard to find. High ceilings, clean lines, and a layout that actually makes sense. The upper level gives you separation and privacy, while the main floor stays bright and functional for everyday living or hosting. This is the type of space that fits your lifestyle if you work downtown, stay active, and want your home to feel like part of the city. Not separate from it. For buyers worried about downtown noise and congestion, this building offers a solid balance. You're close to everything without feeling like you're on top of it. At this price point, it also checks the investment box. Calgary continues to grow, and properties like this in core locations with views like this tend to hold strong long term. If you've been trying to find something that actually feels different from the typical condo, this is one worth seeing in person.