



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #301, Calgary T2R 0A8

MLS® #: **A2097545**

Area: **Beltline**

Listing Date: **01/08/24**

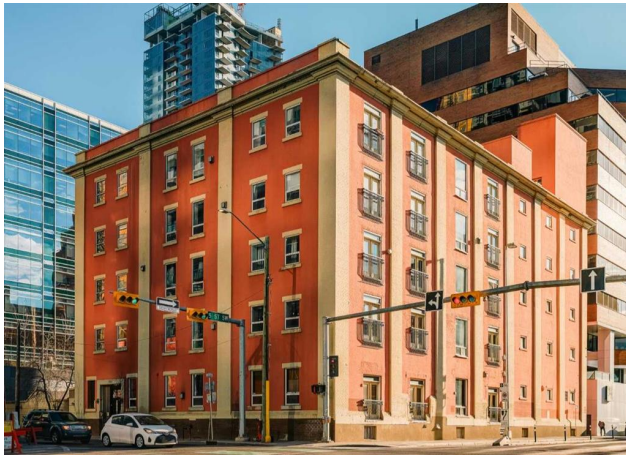
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 18-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1909**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

132
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,See Remarks,Washer**
Int Feat: **Beamed Ceilings,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`10" x 12`3"	Bedroom	Main	11`6" x 13`10"
Kitchen	Main	16`5" x 18`11"	Living Room	Main	16`0" x 23`11"

Legal/Tax/Financial

Condo Fee:
\$578

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	9411117	Monthly	Remarks
Pub Rmks:	Loft living at its finest AND an opportunity to own a piece of history in the most prime location! Originally utilized as storage by the Hudson Bay Company until the grand opening of its main store in 1913, this iconic building has undergone a remarkable transformation. In 1993, it transitioned from a warehouse to contemporary office space and eventually evolved into the epitome of urban living. Upon entering this renovated 3rd-floor, north-facing unit, you will be wowed by towering beam and wood ceilings, an abundance of natural light, functional open living space, and unique interior design — which make the distinction between simple condo living and the fabulous loft life. Highlights include exposed brick walls, stunning hardwood and tile flooring, gas fireplace, designer lighting, custom window coverings, and kitchen featuring sleek lines, stainless-steel appliances, and granite countertops. The open floor plan flows naturally to allow for endless potential to position furniture and adjust the layout to suit your style. The functional bedroom space is complete with ensuite and walk-in closet. Offering underground parking, assigned storage, and walking distance to downtown, 17th Ave, restaurants, shopping and amenities, this loft is one of a kind! Don't Miss It!		
Inclusions:	NA		
Property Listed By:	SOTHEBY'S INTERNATIONAL REALTY CANADA		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

