



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #103, Calgary T2R0A8

MLS® #: **A2110027**

Area: **Beltline**

Listing Date: **02/29/24**

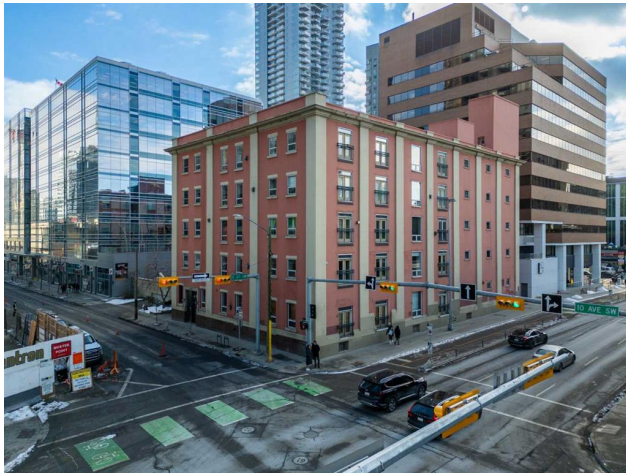
List Price: **\$578,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,036**
Low Sqft:
Ttl Sqft: **1,036**

DOM

80

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Leased,Parking Pad

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Brick**
Flooring: **Laminate,Stone**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 22`5"	Dining Room	Main	9`2" x 5`2"
Dining Room	Main	12`0" x 12`3"	Bedroom	Main	9`9" x 11`9"
Family Room	Main	17`5" x 12`11"	Living Room	Main	15`5" x 10`3"
3pc Bathroom	Main	9`3" x 11`9"			

Legal/Tax/Financial

Condo Fee:
\$722

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

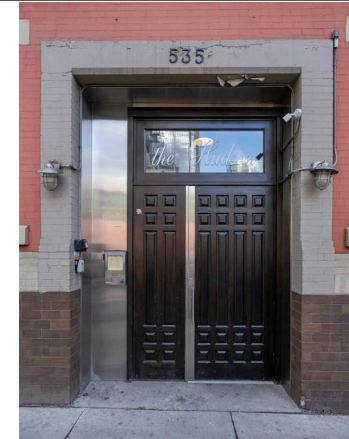
Legal Desc: **9411117**

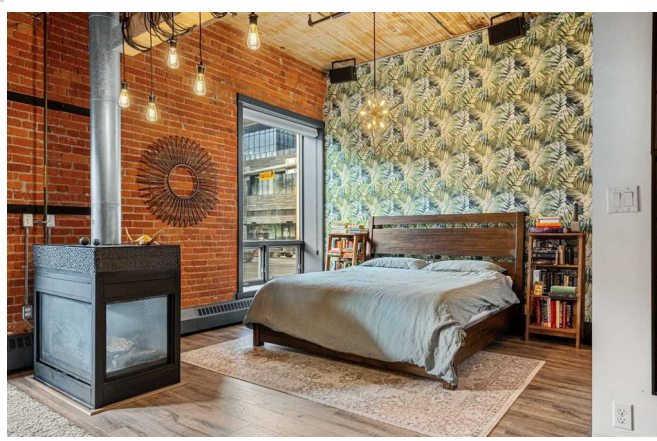
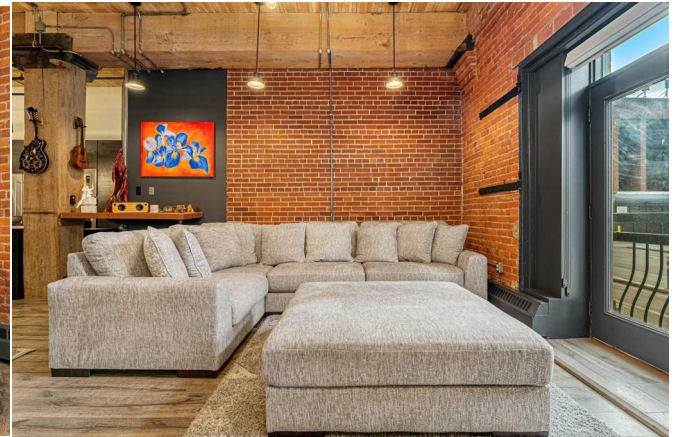
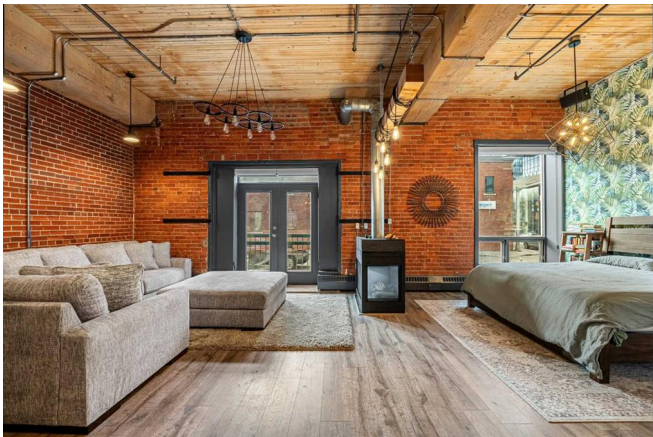
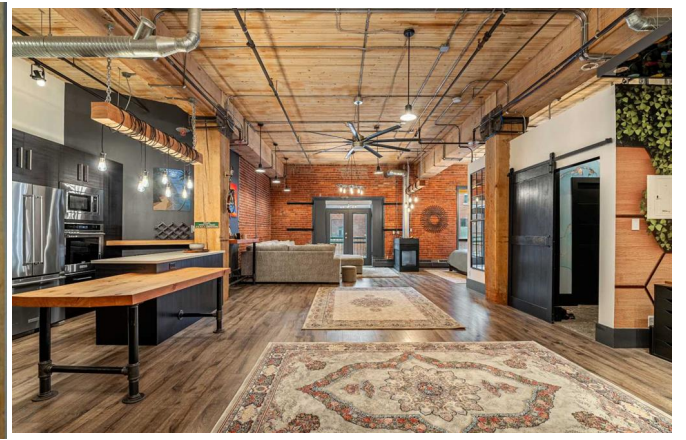
Remarks

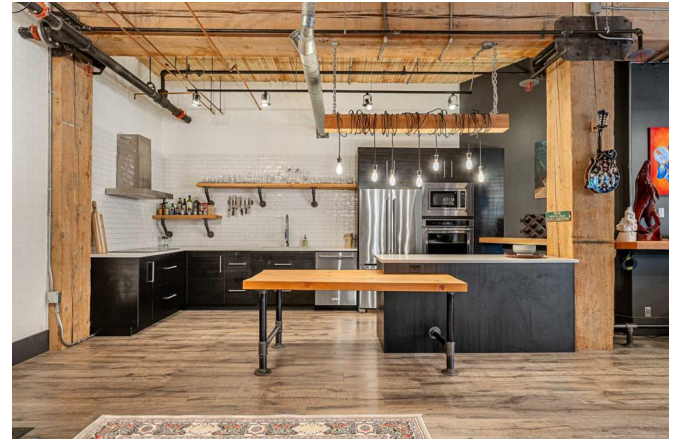
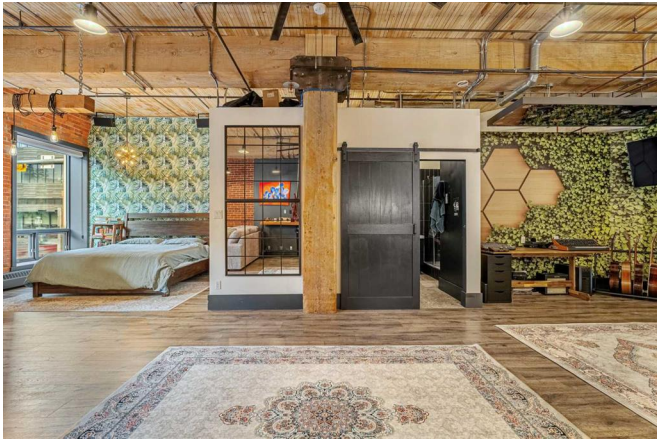
Pub Rmks: **Welcome to The Hudson! Here you will discover a select few of the most sought after Units that are located in the Heart of down town Calgary. This classic structure was built before Calgary hosted it's very first, now world renowned, Stampede. It has maintained it's gorgeous design draw while being wrapped in modern renovations and 20th century elements. The exposed 13 foot ceilings constructed with fir beams and columns showcase a remarkable era in history and are simply stunning to walk through. Adorned with modern stainless steel appliances, quartz countertops and a three sided fireplace, all imposed in an open concept design. This historic modern environment is a rare gem to behold. All of this located within walking distance of shops, major amenities, parks, the Bow River, walking paths, restaurants and The Core shopping center. It is impossible not to appreciate this space once you enter. Contact us for a private viewing today.**

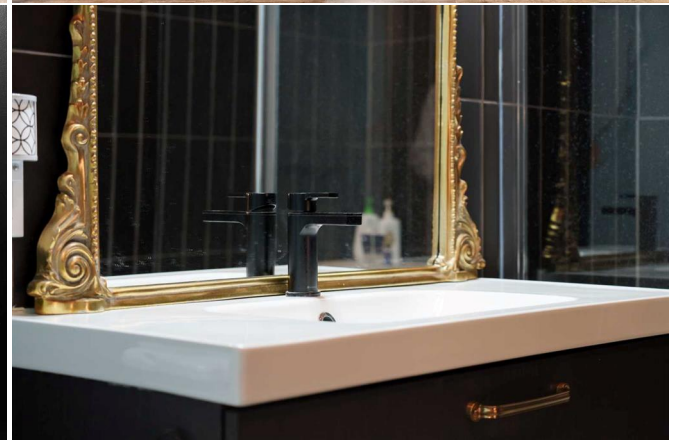
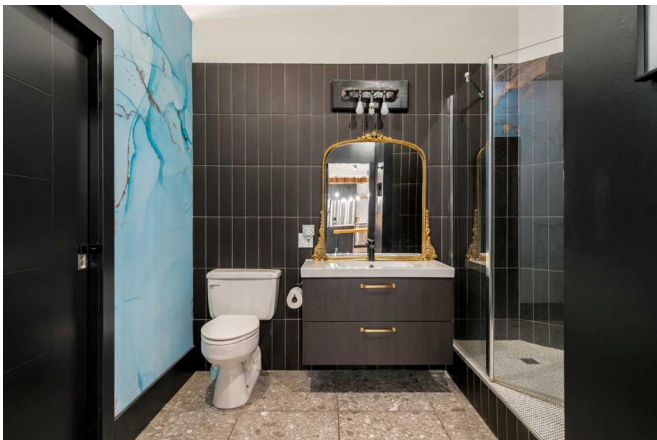
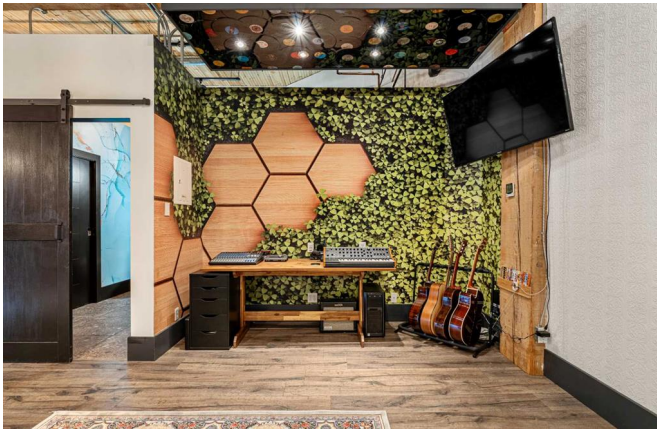
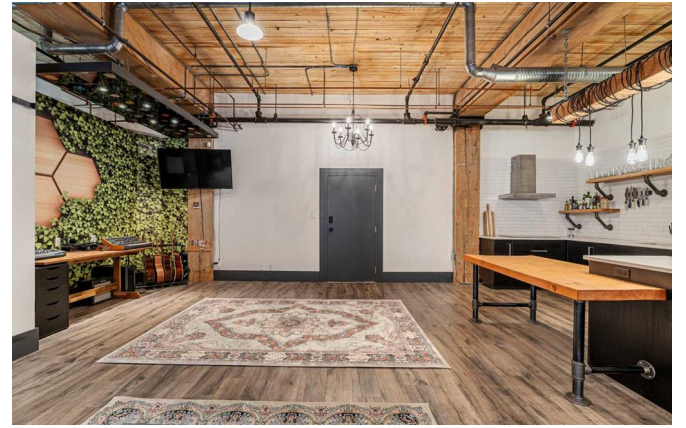
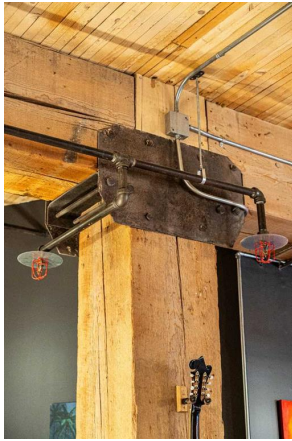
Inclusions:
Property Listed By: **N/A**
eXp Realty

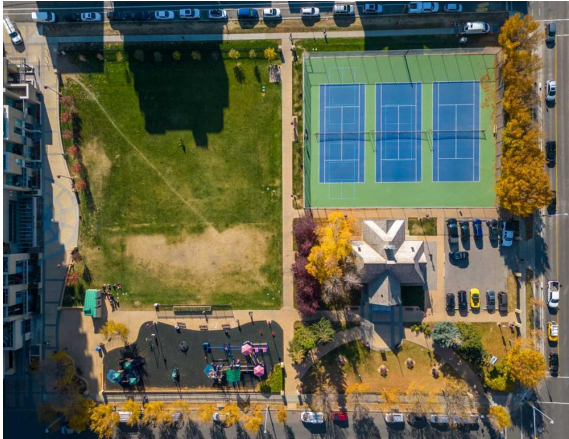
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





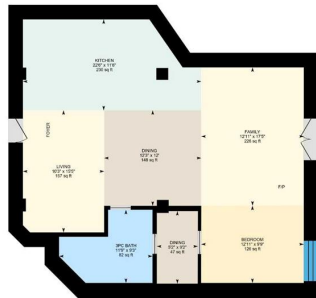






Residential 103 - 535 10 Ave SW

Main Floor Interior Area 1030.00 sq ft



0 3 6

PREPARED: 2024/02/15

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.