



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #504, Calgary T2S1R8

MLS® #: **A2118425**

Area: **Beltline**

Listing Date: **03/28/24**

List Price: **\$699,900**

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: **1,308**
Low Sqft:
Ttl Sqft: **1,308**

DOM

52

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Freezer,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`8" x 22`3"	Dining Room	Main	12`9" x 11`8"
Bedroom - Primary	Main	16`1" x 15`11"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Kitchen	Main	12`4" x 10`2"

Legal/Tax/Financial

Condo Fee: **\$875**
Title: **Fee Simple**
Fee Freq: **Monthly**
Zoning: **DC (pre 1P2007)**

Legal Desc: **9411117**

Remarks

Pub Rmks:

Historic downtown penthouse loft! An incredibly unique and multi-faceted property with a rich history. Located in The Hudson, built in 1909 originally by the Hudson's Bay Company, this well managed building offers a unique mixed-use commercial/residential zoning. Soaring 13' ceilings with rough-hewn overhead beams, black iron details, & timeless brick walls running the length of the unit. 2 focal point skylights & a brick faced gas fireplace offer unique design elements rarely found in apartments. Huge principal rooms flooded with natural light. Chef's kitchen with deluxe stainless steel appliances including; Sub Zero built-in freezer chest, Viking induction range, & Miele built-in full height fridge. Granite perimeter countertops & island. Sprawling living room and dining area easily accommodate large furniture sets with room to spare. Primary bedroom area part of the open concept. Spa inspired ensuite complete with in-floor heating, impressive cast iron freestanding tub, 10 mil glass rain shower, & private water closet. Walk-in closet with organizers. 2 sets of French doors opening to Romeo & Juliet balconies. A full wall of oak built-ins near the entrance gives ample storage & also hides a double murphy bed. Ideal for buyers looking for downtown amenities & convenience without size constraints and small units! Bright & airy during the day with a moody lounge-like atmosphere in the evening. Incredibly quiet building especially in evenings and on weekends, with many of the units being used as professional offices. Heated underground parking, with a second parking stall above ground in a gated secure parkade. Separate storage locker. Located in the heart of Calgary's downtown core just steps to trendy nightlife, top restaurants, boutique shopping, & all amenities! The ultimate in downtown Calgary loft units!

Inclusions:

n/a

Property Listed By:

RE/MAX Complete Realty

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









