



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #204, Calgary T2K 0A8

MLS® #: **A2123821**

Area: **Beltline**

Listing Date: **04/18/24**

List Price: **\$470,000**

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: **779**
Low Sqft:
Ttl Sqft: **779**

DOM

31
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,In Floor,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Stone Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 9`3"	Dining Room	Main	11`4" x 7`9"
Living Room	Main	19`1" x 12`7"	Foyer	Main	5`9" x 4`0"
Bedroom - Primary	Main	14`2" x 8`8"	Laundry	Main	5`5" x 3`2"
4pc Bathroom	Main	10`2" x 5`4"			

Legal/Tax/Financial

Condo Fee:
\$596

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	9411117	Fee Freq: Monthly	Remarks
Pub Rmks:	HUDSON LOFT TITLED UNDERGROUND PARKING WOOD CEILING BRICK INTERIOR WALL HARDWOOD & TILE HEATED FLOOR OPEN-CONCEPT IDEAL LIVING SPACE FOR A SINGLE PERSON OR FOR A SMALL OFFICE UNPARALLELED CONVENIENCE Discover urban living at its finest in this stunning chick open-concept loft in The Hudson, located in the heart of the trendy Beltline district. Boasting 778 square feet of living space, this residence offers a perfect blend of modern sophistication and timeless charm. The first thing you will notice as you enter is a captivating brick feature wall that adds character and warmth to the living space, creating a cozy ambiance. Elegant hardwood and sleek tile flooring span the home, offering both durability and style. Experience ultimate comfort with heated floors. A striking wood ceiling adds a touch of rustic elegance, enhancing the loft's unique character. Enjoy unparalleled convenience with a short walk to work, and an array of shopping options. Indulge in Calgary's vibrant culinary scene with some of the city's best restaurants and cocktail lounges right at your doorstep! Whether you're a single professional seeking a stylish urban retreat or looking to set up a small office, this loft offers the flexibility to suit your lifestyle needs. Don't miss out on this fantastic opportunity to own a piece of Calgary's urban oasis. Schedule your private showing today		
Inclusions: Property Listed By:	Murphy Bed & Mattress, 2 Key Fobs for Parking Garage RE/MAX Realty Professionals		

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





