

**535 10 Avenue #401, Calgary T2R 0A8**

MLS® #: **A2127876**      Area: **Beltline**      Listing Date: **05/01/24**      List Price: **\$739,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$35k, 17-Jul**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **1,608**  
 Low Sqft:  
 Ttl Sqft: **1,608**

**Parkade,Stall,Titled,Underground**

DOM

**339**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 15`9"</b>	<b>Great Room</b>	<b>Main</b>	<b>43`2" x 21`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`7" x 11`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$1,213**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Legal Desc: 9411117

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Live/Work Options in this Historic Loft! Amazing rare opportunity for either loft style living at its finest or a tremendous work space for a low traffic business. Either way you will be inspired by this historic brick loft designed space in the Hudson. Located on 10th Ave and 5th St SW, whether for business or personal use, a great location - convenient to downtown. There are 2 parking stalls and one assigned surface stall that stays with the unit. There is an additional separate storage locker as well. The unit is a large 1 bedroom with a full ensuite and the rest of the space is wide open with an additional half bathroom. Currently configured for a work space with temporary walls to create work areas. The master bedroom is the conference room. If you want to be inspired by historic design, need an amazing location, want space, and looking for 2 parking spots... don't miss this rare opportunity!**

Inclusions: N/A  
Property Listed By: RE/MAX Realty Professionals

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





