



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #404, Calgary T2R 0A8

MLS®#: **A2132046**

Area: **Beltline**

Listing Date: **05/27/24**

List Price: **\$589,000**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 31-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,220**
Low Sqft:
Ttl Sqft: **1,220**

DOM

124
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,Open Floorplan,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 10`6"	Dining Room	Main	16`0" x 10`1"
Living Room	Main	16`9" x 15`6"	Office	Main	8`9" x 7`6"
Bedroom - Primary	Main	16`11" x 12`4"	Laundry	Main	5`8" x 4`6"
Entrance	Main	11`9" x 5`0"	4pc Ensuite bath	Main	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$912

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9411117**

Remarks

Pub Rmks: **Welcome to this stunning 1200 sqft+ home with flexibility for office space, in the historic Hudson. Optimally located in the Beltline on the south side of downtown Calgary, this residence exudes excellence in modern urban living while incorporating a beautiful and seamless merging with the very best in historic architecture in Calgary. The Hudson was constructed in 1908 as a warehouse for the Hudson Bay Company and represents Calgary's first warehouse conversion to mixed residential/commercial lofts. This spacious home features 11-foot open beam fir ceilings, original exposed brick walls, gorgeous hardwood floors, Juliet balconies, and comes with 2 parking spots - one in the heated underground garage on a 99-year lease, and one titled parking spot on the surface lot to accommodate those larger vehicles. The entire unit has been freshly painted. Featuring a contained and gracious front entry with a large double closet, and an elegant powder room just off the front entry to accommodate your guests. The open floor plan with large east facing windows ensures ample light in this stylish space which has a fully developed office area complete with built-ins, just off the central living area. Stunning moveable columns separate the dining and living rooms, and the beautiful, functional kitchen with contemporary stainless appointments is open to both the generous size dining room and living room. The living room features a restored gas fireplace surround, with a built-in wall unit. The kitchen has a full-size wine/bar fridge and a stainless steel prep table/eating bar and features an impressive, large framed mirror. Unusual and highly coveted in a loft style condo, is the totally separate primary bedroom. This lovely retreat is closed off from the living area and features an elegant ensuite with soaker tub, generous shower, and free-standing cabinet. The washer and dryer are located just off the ensuite. Ample in-unit space as well as a separate locker, ensures plenty of room for storage. This home represents an unparalleled urban living/working experience in a sophisticated and refined environment, all in a carefully maintained and exquisite building. Walk to many of Calgary's finest restaurants and shops and explore all the amenities of nearby downtown Calgary. Please note, photos were taken when the owners were in residence, and the unit is currently tenant occupied.**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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







