

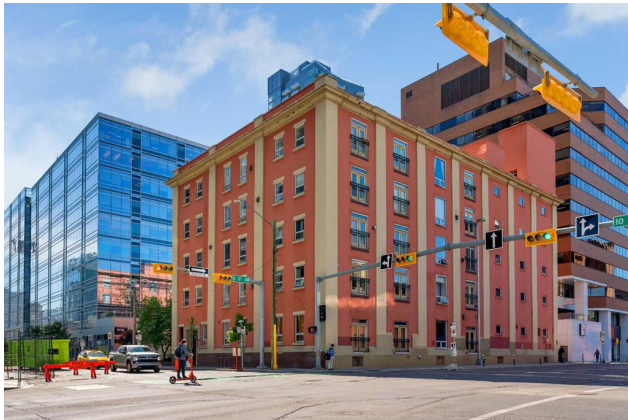


THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #503, Calgary T2R 0A8

MLS®#: **A2143572** Area: **Beltline** Listing Date: **06/24/24** 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:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **1,357**
 Low Sqft:
 Ttl Sqft: **1,357**

DOM

96
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Gas Stove, Range Hood, Refrigerator**
 Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`0" x 7`8"	Living/Dining Room Combination	Main	29`9" x 34`9"
Walk-In Closet	Main	15`9" x 10`11"	Bedroom - Primary	Main	13`8" x 14`11"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$896** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **9411117**

Remarks

Pub Rmks: **Experience a masterful blend of historic charm and modern elegance in this exceptional penthouse situated in the vibrant Beltline district. Nestled within the iconic Hudson Building—one of the city’s pioneering loft conversions—this residence harmoniously merges classic character with contemporary luxury. The spacious, open floor plan highlights the penthouse’s rich heritage through original Fir wood ceilings, dropdown beams, and exposed brick and piping, while seamlessly integrating modern finishes. Natural light floods the space through a sunny skylight and numerous windows, creating a warm and inviting atmosphere. The gourmet kitchen is a chef’s delight, equipped with stainless steel appliances, a Viking gas stove, a Miele dishwasher, concrete countertops, and custom cabinetry. The central island is perfect for casual dining and adds to the kitchen’s appeal. This versatile loft is perfect for both residential and professional use. It offers ample space for a comfortable living area and a spacious dining room for entertaining, or it can be configured as a functional workspace with room for cubicles and a central meeting area. A convenient 2-piece bathroom caters to guests, employees, or clients. The generously sized bedroom provides a serene retreat or an impressive office space for business owners, complete with a luxurious ensuite bathroom and a walk-in closet. French doors lead to a Juliet balcony, inviting fresh air and natural light. Additional features include a titled underground parking stall (#34) and extra gated surface stalls available for lease. The building also offers large storage lockers and a common area with a gym. Located just blocks from the trendy 17th Ave and downtown core, this penthouse provides an unparalleled inner-city lifestyle.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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



