



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #503, Calgary T2R 0A8

MLS® #: **A2143572**

Area: **Beltline**

Listing Date: **06/24/24**

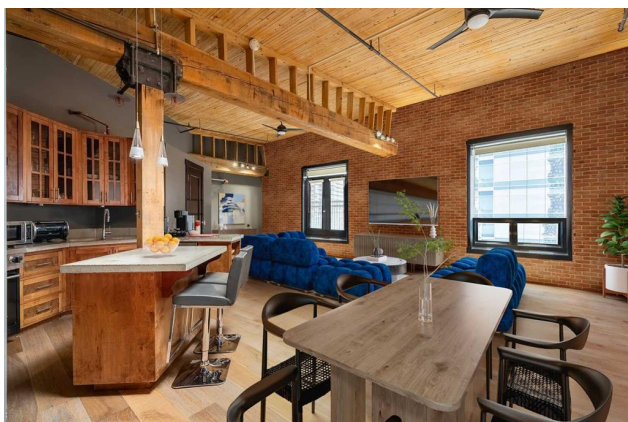
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 01-Nov**

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

DOM

149
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard, Hot Water, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick, Wood Frame

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
Kitchen	Main	15`0" x 7`8"
Walk-In Closet	Main	15`9" x 10`11"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Living/Dining Room Combination	Main	29`9" x 34`9"
Bedroom - Primary	Main	13`8" x 14`11"
4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$896

Title:

Fee Simple

Zoning:

DC (pre 1P2007)

Legal Desc: 9411117

Fee Freq:
Monthly

Remarks

Pub Rmks: Indulge in a captivating fusion of historic allure and modern sophistication in this exceptional penthouse located in the vibrant Beltline district. Set within the renowned Hudson Building—one of the city's first 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, gorgeous new engineered hardwood floors and custom cabinetry. The central island is perfect for casual dining and adds to the kitchen's appeal. This versatile loft is one of the rare buildings which allows 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 with tub and shower 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 (3rd from right on West side of u/g) and extra gated surface stalls available for lease (\$275/each). The building also offers extra 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 experience.

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

