



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #304, Calgary T2R 0A8

MLS® #: **A2145583**

Area: **Beltline**

Listing Date: **06/28/24**

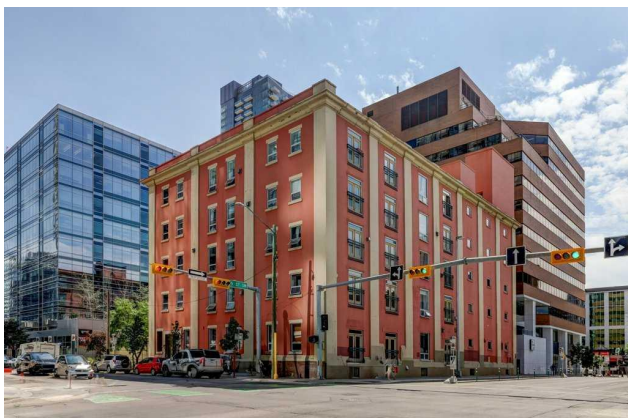
List Price: **\$448,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Aug**

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

80
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Radiant**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Beamed Ceilings,Ceiling Fan(s),High Ceilings,Open Floorplan,Stone Counters,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 22`4"	Kitchen	Main	13`0" x 20`7"
Bedroom - Primary	Main	15`5" x 10`6"	Bedroom	Main	10`4" x 9`1"
4pc Bathroom	Main	9`3" x 6`7"	Laundry	Main	5`2" x 3`1"

Legal/Tax/Financial

Condo Fee:
\$582

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Monthly

Legal Desc: 9411117

Remarks

Pub Rmks: **OPWN HOUSE SAT. SEPT 14 - 2 to 4 PM - Rare loft living opportunity in The Hudson - a historical and hip building with a unique mixed-use commercial/residential zoning, ideal for live/work or can accommodate a small commercial office/practise. Originally built in 1909 as storage/warehousing for the Hudson Bay, the historic building underwent an extensive conversion in 1994 to residential/commercial lofts. Featuring exposed brick walls, 11' ceilings with massive fir beams, hardwood floors, Juliet balcony and exposed copper plumbing/ductwork - this unit has immense character contrasted with modern finishes and conveniences: LED lighting, open floor plan living area with island kitchen and gloss white cabinets with black stone counters and glass backsplash, stainless appliances, barn doors leading to primary bedroom, sliding glass doors on the den/office which may be used as a second bedroom due to sprinkler system, plus an upgraded 4-piece bath and in-suite laundry. The unit also comes with a generously sized separate storage unit (approx. 7' x 8') and a titled, secure underground parking stall and Telus fibre in the building assures high-speed connectivity. This is urban living at its finest, located in the heart of the Beltline on 10th Avenue, just steps to the Calgary's downtown core, restaurants, eateries, shopping, parks and amenities. This unit was most recently used as a solely commercial space. If buyer chooses to reside in the unit and work/live as a home occupation, taxes can be re-assessed to residential use and rates - ask agent for details. Check out the *****virtual tour***** - you must see this property to really appreciate it!**

Inclusions: **Mounted wine rack made of pipe**
Property Listed By: **CIR Realty**

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



304-535 10 Ave SW, Calgary, AB

Main Floor Interior Area 775.14 sq ft



PREPARED: 2024/02/27

While figures are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

