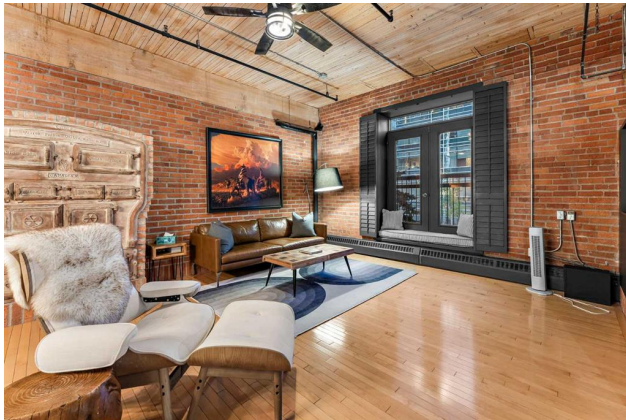


535 10 Avenue #305, Calgary T2R 0A8

MLS® #: **A2178453** Area: **Beltline** Listing Date: **11/14/24** List Price: **\$625,000**
 Status: **Pending** 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: **Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **931**
 Low Sqft:
 Ttl Sqft: **931**

DOM

19
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`4" x 19`7"	Kitchen	Main	17`4" x 10`5"
Bedroom	Main	15`2" x 12`0"	4pc Bathroom	Main	10`5" x 17`2"

Legal/Tax/Financial

Condo Fee: **\$690** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**

Legal Desc: 9411117

Remarks

Pub Rmks: **Experience the perfect blend of HISTORIC CHARM and modern luxury in this stunning Beltline LOFT in the iconic Hudson Building—one of Calgary’s original loft conversions. With an open layout that celebrates the building’s heritage, you’ll find original FIR WOOD CEILINGS, exposed BRICK, dropdown BEAMS, and piping, all enhanced by sleek, contemporary finishes. The gourmet kitchen is a chef’s dream, featuring stainless steel appliances, a MIELE DISHWASHER, QUARTZ COUNTERTOPS, FRIGIDAIRE refrigerator and CUSTOM cabinetry. The central island adds a stylish touch, perfect for casual meals or entertaining. One of the rare buildings permitting both residential and commercial use, this versatile loft can serve as a chic home with spacious living and dining areas or as a dynamic workspace, complete with a convenient 2-piece bathroom. The expansive bedroom, easily convertible to a premium office space, includes a LUXURIOUS ensuite with tub and shower and a closet. FRENCH DOORS open to a Juliet balcony, bringing in fresh air and light. You also have UNDERGROUND PARKING and an ELEVATOR in the building. Additional amenities include large storage lockers, and a prime location blocks from trendy 17th Ave and the downtown core—offering an unmatched urban lifestyle.**

Inclusions: N/A
Property Listed By: Real Broker

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



