



THE
A-TEAM

**RE/MAX
FIRST**

535 10 Avenue #303, Calgary T2R 0A8

MLS® #: **A2192834**

Area: **Beltline**

Listing Date: **03/03/25**

List Price: **\$484,900**

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:

Finished Floor Area

Abv Sqft: **955**
Low Sqft:
Ttl Sqft: **955**

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled

Utilities and Features

Roof: **Tar/Gravel**

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

Sewer:

Ext Feat: **None**

Construction:

Brick

Flooring:

Ceramic Tile,Hardwood,Slate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Garburator,Microwave,Refrigerator,Washer

Int Feat:

Beamed Ceilings,Ceiling Fan(s),Chandelier,High Ceilings,Jetted Tub,Laminate Counters,Open Floorplan,Pantry,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 15`7"	Living Room	Main	16`11" x 24`2"
Dining Room	Main	15`11" x 11`9"	Bedroom	Main	11`3" x 11`0"
4pc Bathroom	Main	15`9" x 17`2"			

Legal/Tax/Financial

Condo Fee:

\$740

Title:

Fee Simple

Zoning:

DC

Fee Freq:
Monthly

Legal Desc: **9411117**

Remarks

Pub Rmks: **Don't miss out on this exceptional opportunity to live, work, and play at the Hudson Lofts! This renovated space is a perfect fusion of modern amenities and classic character. The original Fir-wood ceilings, dropdown beams, and exposed brick and piping throughout the space provide a distinctive, industrial feel, while large windows fill the unit with natural light. Step out onto the west facing Juliette balcony off the living room to take in the vibrant energy of downtown Calgary. The thoughtfully designed kitchen is a chef's dream, featuring sleek stainless steel appliances, ample counter space, and a walk-in pantry that offers additional storage for all your culinary essentials. The spacious bathroom includes a stand-alone shower and a luxurious jetted soaker tub, providing the perfect space to unwind. This unique building offers the rare advantage of allowing both residential and commercial use, giving you endless possibilities for your home or business. With secure underground parking, an elevator, and additional huge storage locker, every detail has been carefully considered for your convenience. Located in the heart of Calgary, The Hudson Lofts offer an unbeatable location that allows you to easily enjoy all that the city has to offer—dining, entertainment, shopping, and more, all just steps from your door. Come experience the perfect combination of historic charm and modern living at Hudson Lofts—your ideal space awaits!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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











