



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**535 10 Avenue #403, Calgary T2R 0A8**

MLS® #: **A2196562** Area: **Beltline** Listing Date: **03/10/25** List Price: **\$629,000**  
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:

Finished Floor Area  
Abv Sqft: **1,278**  
Low Sqft:  
Ttl Sqft: **1,278**

**Parking Pad,Underground**

Utilities and Features

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

Construction: **Brick**  
Flooring: **Hardwood,Slate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Other,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Chandelier,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>11' 11" x 8' 1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14' 4" x 14' 9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8' 7" x 17' 1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12' 10" x 17' 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>23' 9" x 17' 11"</b>	<b>Office</b>	<b>Main</b>	<b>11' 9" x 11' 6"</b>
<b>Storage</b>	<b>Main</b>	<b>7' 10" x 8' 0"</b>			

Legal/Tax/Financial

Condo Fee: **\$983** Title: **Fee Simple** Zoning: **DC**  
Fee Freq: **Monthly**

Legal Desc: **9411117**

Remarks

Pub Rmks: **This exceptional 1,278 sq. ft. residence in the historic Hudson building, offers versatility with the rare advantage of allowing both residential and commercial use, giving you endless possibilities for your home or business. Perfectly situated in Calgary's vibrant Beltline district, just south of downtown, this loft seamlessly blends modern urban living with the character and charm of one of the city's most iconic heritage buildings. Originally built in 1909 as a warehouse for the Hudson's Bay Company, The Hudson was Calgary's first warehouse conversion into mixed-use residential and commercial lofts. This spacious unit showcases 11-foot open-beam fir ceilings, original exposed brick walls, elegant hardwood floors, and Juliet balconies. It also includes two parking spaces—one titled surface stall, ideal for larger vehicles, and one heated underground stall secured on a 99-year lease. Recently updated, this loft boasts brand-new hardwood flooring throughout, a nice kitchen with stainless steel appliances, and a distinctive glass wall that separates the kitchen from the living area, which features a cozy corner gas fireplace. The fully renovated bathroom includes Corian countertops and shower walls, slate floors, while the spacious primary bedroom offers a luxurious retreat. Additionally, the office/den provides the flexibility to be converted into a second bedroom, catering to various lifestyle needs. Freshly painted, this home delivers an elevated urban living experience within a meticulously maintained and architecturally striking building. To ensure comfort during the warmer months, the unit includes three A/C units that connect to the Juliet balconies, providing efficient cooling throughout the space. Located within walking distance of Calgary's top restaurants, shops, and downtown amenities, this is an unparalleled opportunity to experience sophisticated city living. Seize this rare opportunity to own a piece of Calgary's rich history!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









