



**303, 535 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2253359**



**\$439,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1909 (116 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 740
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

Don't miss this rare opportunity to live, work, and play in one of Calgary's most iconic warehouse conversions. This beautifully renovated loft at Hudson Lofts seamlessly blends modern amenities with timeless industrial character. With west-facing exposure, this space is bathed in golden afternoon light, creating an inviting and dynamic atmosphere throughout the day. Step inside to discover original fir wood ceilings, exposed beams, brick walls, and piping that give the home its distinctive charm. Large windows and a west-facing Juliette balcony off the living room not only bring in abundant natural light but also provide views of Calgary's vibrant downtown energy. The thoughtfully designed kitchen is a chef's dream—complete with sleek stainless steel appliances, generous counter space, and a walk-in pantry to keep everything organized and within reach. The spacious bathroom includes a stand-alone shower and a deep jetted soaker tub, ideal for relaxing after a busy day. What truly sets this property apart is its flexible zoning, allowing both residential and commercial use. Whether you're looking for a stylish home, a creative studio, or a live/work hybrid, the possibilities here are endless. Additional features include: \* Secure underground parking \* Large private storage locker \* Elevator access for added convenience Located in the heart of Calgary's Beltline, Hudson Lofts places you steps from premier dining, shopping, entertainment, and business districts. Whether you're commuting, hosting clients, or simply enjoying city life, you'll love this unbeatable location. Come experience the perfect fusion of historic charm and contemporary lifestyle at Hudson Lofts—your ideal urban space with west exposure awaits.