

**303, 535 10 Avenue SW**  
**Calgary, Alberta**
**MLS # A2192834**

**\$459,900**

<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
<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 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!