



GRASSROOTS
REALTY GROUP

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401, 535 10 Avenue SW
Calgary, Alberta

MLS # A2224755



\$739,800

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	1,608 sq.ft.	Age:	1909 (116 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,213
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Live/Work Options in this Historic Loft! Amazing rare opportunity for either loft style living at its finest or a tremendous work space for a low traffic business. Either way you will be inspired by this historic brick loft designed space in the Hudson. Located on 10th Ave and 5th St SW, whether for business or personal use, a great location - convenient to downtown. There are 2 parking stalls. One titled underground stall and one assigned surface stall that stays with the unit. There is an additional separate storage locker as well. The unit is a large 1 bedroom with a full ensuite and the rest of the space is wide open with an additional half bathroom. Currently configured for a work space with temporary walls to create work areas. The master bedroom is the conference room. If you want to be inspired by historic design, need an amazing location, want space, and looking for 2 parking spots... don't miss this rare opportunity! All reasonable offers will be considered.