



GRASSROOTS
REALTY GROUP

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204, 535 10 Avenue SW
Calgary, Alberta

MLS # A2265496



\$375,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	801 sq.ft.	Age:	1909 (117 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Combination, In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Stone Counters, Storage, Track Lighting, Walk-In Closet(s), Wired for Data

Inclusions: murphy bed and microwave in storage unit.

"THE HUDSON" a masterpiece loft, and piece of The Hudson Bay company historic building warehouse converted to loft with soaring 10.6 ft ceilings, for an immediate sense of space. Live, work, relax in this quiet updated, character unit. Brand New energy star LG APPLIANCES, FRESHLY PAINTED, & UPDATED FIREPLACE. New window coverings, heated flooring throughout, MURPHY BED & QUEEN, for the convenience of an additional bed. Large, underground HEATED -TITLED parking. Walk 1 BLOCK NORTH, under the bridge is EIGHTH AVENUE PLACE - accessing all your downtown clients. Through Calgary's +15 walkway you are immediately connected to CORE SHOPPING, MEDICAL, DENTAL, & all AMMENITIES. Steps away from "THE HUDSON" lies luxury hotels & lounges, trendy restaurants; be it upscale LUCA & FLEETWOOD, or more casual outings down the street to RODNEY'S OYSTER BAR, THAI SAIGON, CRAFT 'ROOFTOP PATIO or go BOWLING AT NATIONAL. Let's not forget your quick access to SKA Thermal Spa-hydrotherapy & massage around the corner on 11th. THIS IS A GEM, IN A QUIET, CLEAN, WELL RAN BUILDING. SET UP YOUR PRIVATE SHOWING TODAY!