



GRASSROOTS
REALTY GROUP

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505, 535 10 Avenue SW
Calgary, Alberta

MLS # A2271000



\$599,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,179 sq.ft.	Age:	1909 (117 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Insulated, Owned, Parkade, Secured,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, In Floor, Fireplace Insert, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 881
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Tv and Tv Mount, Built in desk and Murphy bed

within the storied walls of the Historic Hudson, this extraordinary loft penthouse is where century-old character meets exquisite modern luxury. Built in 1909 and reborn for the discerning urban dweller, this residence is a testament to timeless craftsmanship and visionary design. Sunlight pours through skylights that crown soaring ceilings, illuminating a space that feels both expansive and intimate. Every detail has been curated with care—but the heart of this home is its unforgettable chef's kitchen. A monumental island commands attention, inviting gatherings, creativity, and conversation. With high-end appliances and a 6-burner gas stove, it's a culinary sanctuary worthy of your finest creations. The living area flows gracefully toward a serene, enclosed primary bedroom—a rare luxury in a loft-style home. Beyond the bedroom lies a remarkable and unexpected indulgence: a spacious custom walk-through closet, designed with tailored storage and thoughtful organization. Continue through and you'll discover a full-size laundry room, beautifully integrated and exceptionally functional. This thoughtful sequence—bedroom to boutique-style closet to dedicated laundry—creates a private, elevated retreat rarely seen in loft living. The spa-level bathroom is equally spectacular, featuring a sculptural Victoria + Albert tub, heated floors, and a double shower enclosed in crystal-clear glass. Rich oak hardwood floors, a double-sided fireplace, and bespoke built-ins enhance the home's warmth and sophistication. The elegant den, complete with custom cabinetry and a concealed Murphy bed, offers versatility for guests or an inspiring workspace. Located in Calgary's vibrant Beltline, this home places you moments from world-class dining, boutique shopping, and cultural experiences. With titled underground

parking and the exclusivity of a low-traffic, mixed-use heritage building, this is urban living at its most refined. A rare offering. A historic treasure. A loft unlike any other in the city.