



**505, 535 10 Avenue SW  
Calgary, Alberta**

**MLS # A2271000**

**\$599,999**



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

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