



204, 535 10 Avenue SW
Calgary, Alberta

MLS # A2123821



\$459,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	779 sq.ft.	Age:	1909 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Murphy Bed & Mattress, 2 Key Fobs for Parking Garage

HUDSON LOFT | TITLED UNDERGROUND PARKING | WOOD CEILING | BRICK INTERIOR WALL| HARDWOOD & TILE | HEATED FLOOR| OPEN-CONCEPT| IDEAL LIVING SPACE FOR A SINGLE PERSON OR FOR A SMALL OFFICE | UNPARALLELLED CONVENIENCE Discover urban living at its finest in this stunning chick open-concept loft in The Hudson, located in the heart of the trendy Beltline district. Boasting 778 square feet of living space, this residence offers a perfect blend of modern sophistication and timeless charm. The first thing you will notice as you enter is a captivating brick feature wall that adds character and warmth to the living space, creating a cozy ambiance. Elegant hardwood and sleek tile flooring span the home, offering both durability and style. Experience ultimate comfort with heated floors. A striking wood ceiling adds a touch of rustic elegance, enhancing the loft's unique character. Enjoy unparalleled convenience with a short walk to work, and an array of shopping options. Indulge in Calgary's vibrant culinary scene with some of the city's best restaurants and cocktail lounges right at your doorstep! Whether you're a single professional seeking a stylish urban retreat or looking to set up a small office, this loft offers the flexibility to suit your lifestyle needs. Don't miss out on this fantastic opportunity to own a piece of Calgary's urban oasis. Schedule your private showing today. Property tax is high as zoned as live/work Condo (commercial) due to Seller having a long term lease run place to a service company. When lease expires end of June. Seller will initiate the process to get it changed back to residential, which SHOULD happen for 2025. Ask listing realtor for more details on how this is done. Seller has paid property taxes for 2024 and will consider not prorating.