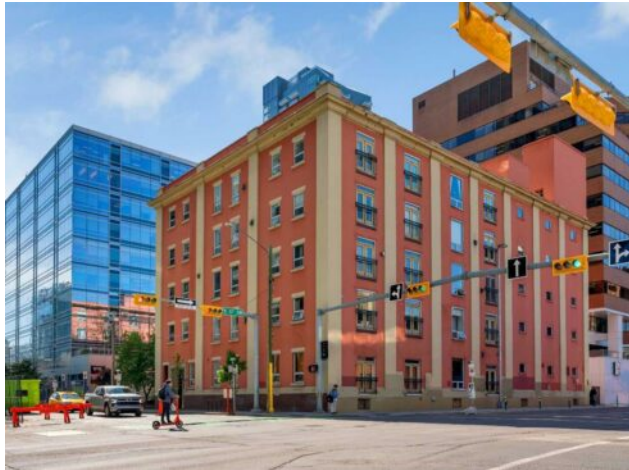




503, 535 10 Avenue SW
Calgary, Alberta

MLS # A2143572



\$699,900

| | | | |
|------------------|--|---------------|--------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Penthouse | | |
| Size: | 1,358 sq.ft. | Age: | 1909 (115 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 896 |
| Basement: | None | LLD: | - |
| Exterior: | Brick | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage | | |

Inclusions: None

Gorgeous historic penthouse in the vibrant Beltline district simultaneously combining original character with a timeless modern design. The monumental Hudson Building is steeped in heritage being one of the first loft conversions in the city and is part of downtown's iconic landscape embracing history yet providing every modern luxury! This exceptional space provides the perfect live/work option or a unique alternative for a small business as both business and residential use is permitted. The bright and open floor plan combines the old-world charm of Fir wood ceilings with dropdown beams, exposed piping and brick adorned walls with the modern twist of sleek designer finishes. Several windows and a sunny skylight ensure endless natural light. Culinary creations are inspired in the gorgeous kitchen featuring stainless steel appliances, Viking gas stove, and Miele Dishwasher, concrete countertops and custom cabinetry. Lovely island for casual dining. This versatile loft has plenty of room for a relaxing living room and a huge dining room for entertaining or cubicles for private workspaces with a large gathering space in the middle for brainstorming and client meetings. A 2-piece bathroom is great for guests/employees/clients. The spacious bedroom is a private sanctuary or an amazing business owner's office with full ensuite bath and walk in closet. Open the French doors to the Juliet balcony and let in the cooling breeze and fresh air. Titled underground stall #34 along with additional gated surface stalls for lease. This phenomenon location is mere blocks to downtown, trendy 17th Ave and the downtown core for the perfect inner-city setting. Lower level has huge storage lockers, common area with gym. ****Note:** New engineered hardwood flooring and ensuite bathroom.