



**304, 535 10 Avenue SW
Calgary, Alberta**

MLS # A2145583



\$468,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	779 sq.ft.	Age:	1909 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 582
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Open Floorplan, Stone Counters, Track Lighting		

Inclusions: Mounted wine rack made of pipe

OPEN HOUSE SAT. JULY 27 2-4 PM - Rare loft living opportunity in The Hudson & a historical and hip building with a unique mixed-use commercial/residential zoning, ideal for live/work or can accommodate a small commercial office/practise. Originally built in 1909 as storage/warehousing for the Hudson Bay, the historic building underwent an extensive conversion in 1994 to residential/commercial lofts. Featuring exposed brick walls, 11' ceilings with massive fir beams, hardwood floors, Juliet balcony and exposed copper plumbing/ductwork & this unit has immense character contrasted with modern finishes and conveniences: LED lighting, open floor plan living area with island kitchen and gloss white cabinets with black stone counters and glass backsplash, stainless appliances, barn doors leading to primary bedroom, sliding glass doors on the den/office which may be used as a second bedroom due to sprinkler system, plus an upgraded 4-piece bath and in-suite laundry. The unit also comes with a generously sized separate storage unit (approx. 7' x 8') and a titled, secure underground parking stall and Telus fibre in the building assures high-speed connectivity. This is urban living at its finest, located in the heart of the Beltline on 10th Avenue, just steps to the Calgary's downtown core, restaurants, eateries, shopping, parks and amenities. This unit was most recently used as a solely commercial space. If buyer chooses to reside in the unit and work/live as a home occupation, taxes can be re-assessed to residential use and rates - ask agent for details. Check out the ***virtual tour*** - you must see this property to really appreciate it!