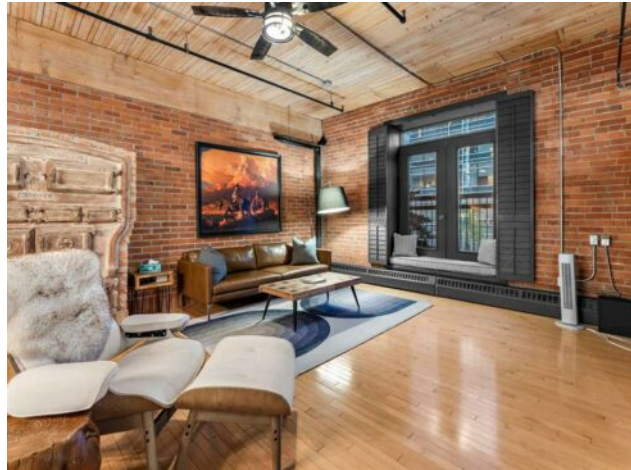




**305, 535 10 Avenue SW
Calgary, Alberta**

MLS # A2178453



\$625,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	931 sq.ft.	Age:	1909 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		
Inclusions:	N/A		

Experience the perfect blend of HISTORIC CHARM and modern luxury in this stunning Beltline LOFT in the iconic Hudson Building—one of Calgary’s original loft conversions. With an open layout that celebrates the building’s heritage, you’ll find original FIR WOOD CEILINGS, exposed BRICK, dropdown BEAMS, and piping, all enhanced by sleek, contemporary finishes. The gourmet kitchen is a chef’s dream, featuring stainless steel appliances, a MIELE DISHWASHER, QUARTZ COUNTERTOPS, FRIGIDAIRE refrigerator and CUSTOM cabinetry. The central island adds a stylish touch, perfect for casual meals or entertaining. One of the rare buildings permitting both residential and commercial use, this versatile loft can serve as a chic home with spacious living and dining areas or as a dynamic workspace, complete with a convenient 2-piece bathroom. The expansive bedroom, easily convertible to a premium office space, includes a LUXURIOUS ensuite with tub and shower and a closet. FRENCH DOORS open to a Juliet balcony, bringing in fresh air and light. You also have UNDERGROUND PARKING and an ELEVATOR in the building. Additional amenities include large storage lockers, and a prime location blocks from trendy 17th Ave and the downtown core—offering an unmatched urban lifestyle.