



204, 535 10 Avenue SW  
Calgary, Alberta

MLS # A2194379



**\$399,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	1909 (116 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SATURDAY FROM 2-4:30 PM\*\*\* 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 | UNPARALLELED CONVENIENCE Discover urban living at its finest in this stunning chic 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.