



# 535 10 Avenue Calgary Alberta

\$585,000

Stylish Industrial Loft mixing Historic Charm and sleek Modern Upgrades! Located in The Hudson. A historic 1909 building seamlessly blends original character with contemporary luxury. This unit was recently completely renovated with over \$100K in upgrades. The space offers a unique combination of industrial charm and modern convenience. Zoned for both residential and commercial use, this close to 1,000 sq. ft. loft is perfect for those seeking a versatile live/work space. With soaring 11.5' ceilings and striking 20" Douglas Fir beams, the loft retains its historic character while offering a light-filled, open layout. Original hardwood floors run throughout, complementing the exposed brick walls and steel beams that define the industrial aesthetic. The expansive windows flood the space with natural light, creating an airy, welcoming atmosphere. The loft includes 1 bedroom and 1 bathroom but also an additional enclosed den/sleeping/guest space that can be versatile for your needs. Additionally, there is also a newly created 100 sq. ft. Flex space which offers endless possibilities--ideal for a home office, reading nook, or workout area. Lots of options here! The large family room is perfect for both relaxation and entertainment. Equipped with a brand-new 120" motorized projector screen/TV, it provides a home theater experience in the heart of the loft. The open layout flows into the kitchen, which has been completely updated with high-end appliances, soapstone counters, and a striking backsplash. A custom-built 11-foot island with a wood countertop provides seating for 4-6 people, making it the perfect spot for casual dining or socializing. The luxurious bathroom features an oversized walk-in shower with industrial-style tiles, while a new custom-built closet and dresser offer ample storage. The loft also includes in-suite washer and dryer. The French doors open to a...

3pc Bathroom 10.50 Ft x 6.33 Ft  
 Primary Bedroom 10.17 Ft x 10.92 Ft  
 Den 9.08 Ft x 8.92 Ft  
 Dining room 11.17 Ft x 9.25 Ft

Kitchen 16.92 Ft x 12.50 Ft  
 Laundry room 10.08 Ft x 10.58 Ft  
 Living room 18.67 Ft x 17.33 Ft

Listing Presented By:



Originally Listed by:  
 Charles

<http://www.benknopp.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca