



## 535 10 Avenue Calgary Alberta

\$619,000

Welcome to this stunning 1200 sqft+ home with flexibility for office space, in the historic Hudson. Optimally located in the Beltline on the south side of downtown Calgary, this residence exudes excellence in modern urban living while incorporating a beautiful and seamless merging with the very best in historic architecture in Calgary. The Hudson was constructed in 1908 as a warehouse for the Hudson Bay Company and represents Calgary's first warehouse conversion to mixed residential/commercial lofts. This spacious home features 11-foot open beam fir ceilings, original exposed brick walls, gorgeous hardwood floors, Juliet balconies, and comes with 2 parking spots - one in the heated underground garage on a 99-year lease, and one titled parking spot on the surface lot to accommodate those larger vehicles. The entire unit has been freshly painted. Featuring a contained and gracious front entry with a large double closet, and an elegant powder room just off the front entry to accommodate your guests. The open floor plan with large east facing windows ensures ample light in this stylish space which has a fully developed office area complete with built-ins, just off the central living area. Stunning moveable columns separate the dining and living rooms, and the beautiful, functional kitchen with contemporary stainless appointments is open to both the generous size dining room and living room. The living room features a restored gas fireplace surround, with a built-in wall unit. The kitchen has a full-size wine/bar fridge and a stainless steel prep table/eating bar and features an impressive, large framed mirror. Unusual and highly coveted in a loft style condo, is the totally separate primary bedroom. This lovely retreat is closed off from the living area and features an elegant ensuite with soaker tub, generous shower, and free-standing cabinet. The washer and dryer...

Kitchen 12.50 Ft x 10.50 Ft  
Dining room 16.00 Ft x 10.08 Ft  
Living room 16.75 Ft x 15.50 Ft  
Office 8.75 Ft x 7.50 Ft  
Primary Bedroom 16.92 Ft x 12.33 Ft

Laundry room 5.67 Ft x 4.50 Ft  
Other 11.75 Ft x 5.00 Ft  
4pc Bathroom Measurements not available  
2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

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