



# 535 10 Avenue Calgary Alberta

\$468,000

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! (id:6769)

Living room 14.58 Ft x 22.33 Ft

Kitchen 13.00 Ft x 20.58 Ft

Primary Bedroom 15.42 Ft x 10.50 Ft

Bedroom 10.33 Ft x 9.08 Ft

4pc Bathroom 9.25 Ft x 6.58 Ft

Laundry room 5.17 Ft x 3.08 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net