

# \$480,000 - 205, 535 10 Avenue Sw, Calgary

MLS® #A2228051

**\$480,000**

1 Bedroom, 1.00 Bathroom, 927 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this one-of-a-kind loft located in the iconic Hudson Building in the heart of downtown Calgary. Offering a perfect blend of historic charm and modern industrial design, this unique unit features an open and airy feel throughout its 927 Sq Ft. As you step inside, you're greeted by the gorgeous exposed brick and pipes, providing an industrial touch that complements the modern finishes. The spacious living area boasts a Juliette balcony, perfect for enjoying city views. A vintage claw-foot tub adds a touch of old-world charm to the bathroom, while the fully equipped kitchen showcases sleek stainless steel appliances and a gas range oven, ideal for cooking enthusiasts. Additional highlights include a heated titled parking spot for your convenience and a large storage unit, offering plenty of space for your belongings. The building itself exudes history and character, and with its central location, you're just steps away from Calgary's finest shops, restaurants, and entertainment options. This property is zoned for both commercial and residential use, offering unmatched flexibility. Currently configured for a workspace with temporary walls. This is an exceptionally rare opportunity to own a piece of Calgary's rich history while enjoying all the modern comforts of city living. Check out the 3D tour.

Built in 1909

## Essential Information



MLS® #	A2228051
Price	\$480,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	0.00
Year Built	1909
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	205, 535 10 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0A8

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Beamed Ceilings, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	5

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 5th, 2025

Days on Market            61

Zoning                        DC (pre 1P2007)

### **Listing Details**

Listing Office                eXp Realty

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