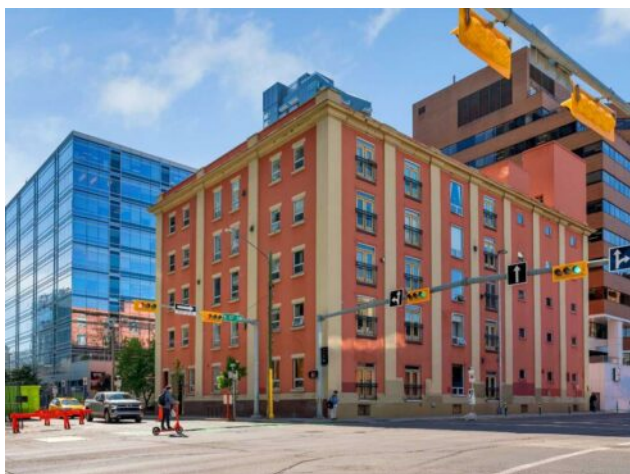


503, 535 10 Avenue SW  
Calgary, Alberta

MLS # A2143572



## \$625,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 896
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** None

Experience a masterful blend of historic charm and modern elegance in this exceptional penthouse situated in the vibrant Beltline district. Nestled within the iconic Hudson Building—one of the city’s pioneering loft conversions—this residence harmoniously merges classic character with contemporary luxury. The spacious, open floor plan highlights the penthouse’s rich heritage through original Fir wood ceilings, dropdown beams, and exposed brick and piping, while seamlessly integrating modern finishes. Natural light floods the space through a sunny skylight and numerous windows, creating a warm and inviting atmosphere. The gourmet kitchen is a chef’s delight, equipped with stainless steel appliances, a Viking gas stove, a Miele dishwasher, concrete countertops, and custom cabinetry. The central island is perfect for casual dining and adds to the kitchen’s appeal. This versatile loft is perfect for both residential and professional use. It offers ample space for a comfortable living area and a spacious dining room for entertaining, or it can be configured as a functional workspace with room for cubicles and a central meeting area. A convenient 2-piece bathroom caters to guests, employees, or clients. The generously sized bedroom provides a serene retreat or an impressive office space for business owners, complete with a luxurious ensuite bathroom and a walk-in closet. French doors lead to a Juliet balcony, inviting fresh air and natural light. Additional features include a titled underground parking stall (#34) and extra gated surface stalls available for lease. The building also offers large storage lockers and a common area with a gym. Located just blocks from the trendy 17th Ave and downtown core, this penthouse provides an unparalleled inner-city lifestyle.