

# \$599,900 - 403, 535 10 Avenue Sw, Calgary

MLS® #A2196562

**\$599,900**

1 Bedroom, 1.00 Bathroom, 1,279 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Originally built in 1909 as a warehouse for the Hudson's Bay Company, The Hudson was Calgary's first warehouse conversion into mixed-use residential and commercial lofts.

This spacious unit showcases 11-foot open-beam fir ceilings, original exposed brick walls, elegant hardwood floors, and Juliet balconies. It also includes two parking spaces—one titled surface stall, ideal for larger vehicles, and one heated underground stall secured on a 99-year lease.

Recently updated, this loft boasts brand-new hardwood flooring throughout, a nice kitchen with stainless steel appliances, and a distinctive glass wall that separates the kitchen from the living area, which features a cozy corner gas fireplace. The fully renovated bathroom includes Corian countertops and shower walls, slate floors, while the spacious primary bedroom offers a luxurious retreat. Additionally, the office/den provides the flexibility to be converted into a second bedroom, catering to various lifestyle needs.

Freshly painted, this home delivers an elevated urban living experience within a meticulously maintained and architecturally striking building. To ensure comfort during the warmer months, the unit includes three A/C units that connect to the Juliet balconies, providing efficient cooling throughout the space.



Located within walking distance of Calgary’s top restaurants, shops, and downtown amenities, this is an unparalleled opportunity to experience sophisticated city living.

Important items being completed, all budgeted for this year in 2025: restoring cornices, outside window sills, Juliet balcony, installing new outdoor lights, canopy, surface of parkade, and front landscaping. New roof and parapet at top was completed in 2024.

Seize this rare opportunity to own a piece of Calgary’s rich history!

Built in 1909

**Essential Information**

MLS® #	A2196562
Price	\$599,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1909
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

**Community Information**

Address	403, 535 10 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0A8

**Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Underground

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Other, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick

## Additional Information

Date Listed	March 10th, 2025
Days on Market	106
Zoning	DC
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.