

# \$375,000 - 204, 535 10 Avenue Sw, Calgary

MLS® #A2265496

**\$375,000**

1 Bedroom, 1.00 Bathroom, 801 sqft

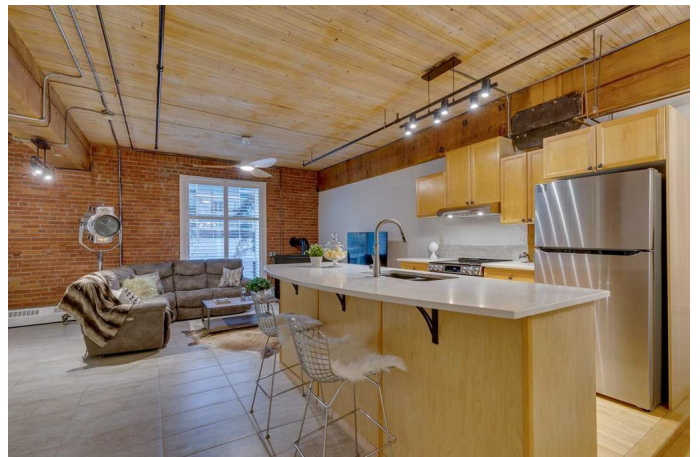
Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE SUN OCT 19, 1-4pm at "THE HUDSON" a masterpiece loft, and piece of The Hudson Bay company historic building warehouse converted to loft. LIVE, WORK, & RELAX IN THIS FRESHLY UPDATED UNIT! BRAND NEW ENERGY EFFICIENT LG APPLIANCES, FRESHLY PAINTED, INCLUDING THE UPDATED FIREPLACE. NEW WINDOW COVERINGS, MURPHY BED & QUEEN BED FOR THE CONVENIENCE OF AN ADDITIONAL BED. DID I MENTION THE LARGE UNDERGROUND HEATED TITLED PARKING?! 1BLOCK UNDER THE BRIDGE SITUATES YOU TO "THE CORE" ACCESSING ALL YOUR DOWNTOWN CLIENTS STARTING AT EIGHTH AVENUE PLACE (CONNECTING YOU TO CALGARY'S +15 AND ALL CORE SHOPPING, MEDICAL, DENTAL, & AMMENITIES. STEPS AWAY FROM LUXURY HOTELS & LOUNGES, TRENDY RESTAURANTS BE IT UPSCALE LUCA & FLEETWOOD, OR, MORE CASUAL OUTINGS DOWN THE STREET TO RODNEY'S OYSTER BAR, THAI SAIGON, CRAFT 'ROOFTOP PATIO OR GO BOWLING AT NATIONAL. THIS IS A GEM, IN A QUIET, CLEAN, WELL RAN BUILDING. SET UP YOUR PRIVATE SHOWING TODAY, THIS ONE WILL NOT LAST!

Built in 1909

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2265496    |
| Price          | \$375,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 801         |
| Acres          | 0.00        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204, 535 10 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K0A8                |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Fitness Center, Service Elevator(s), Storage |
| Parking Spaces | 1                                                                                                                                 |
| Parking        | Heated Garage, Titled, Parkade                                                                                                    |
| # of Garages   | 1                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s), Elevator, Natural Woodwork, Recreation Facilities, Track Lighting, Wired for Data |
| Appliances        | Electric Range, Garage Control(s), Range Hood, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer     |
| Heating           | Baseboard, In Floor, Combination                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                          |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| # of Stories    | 5                |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Roof              | Flat             |
| Construction      | Brick, Concrete  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 1                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.