

# \$739,800 - 401, 535 10 Avenue Sw, Calgary

MLS® #A2224755

**\$739,800**

1 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

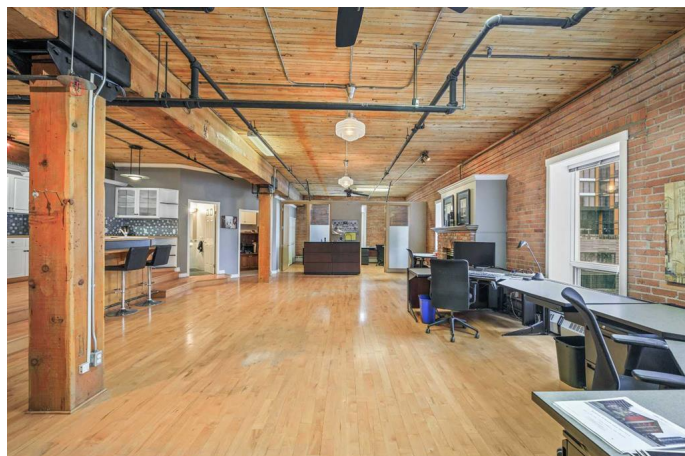
Live/Work Options in this Historic Loft!

Amazing rare opportunity for either loft style living at its finest or a tremendous work space for a low traffic business. Either way you will be inspired by this historic brick loft designed space in the Hudson. Located on 10th Ave and 5th St SW, whether for business or personal use, a great location - convenient to downtown. There are 2 parking stalls. One titled underground stall and one assigned surface stall that stays with the unit. There is an additional separate storage locker as well. The unit is a large 1 bedroom with a full ensuite and the rest of the space is wide open with an additional half bathroom. Currently configured for a work space with temporary walls to create work areas. The master bedroom is the conference room. If you want to be inspired by historic design, need an amazing location, want space, and looking for 2 parking spots... don't miss this rare opportunity! All reasonable offers will be considered.

Built in 1909

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2224755  |
| Price      | \$739,800 |
| Bedrooms   | 1         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,608       |
| Acres          | 0.00        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401, 535 10 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0A8               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Service Elevator(s), Storage |
| Parking Spaces | 2                                                          |
| Parking        | Parkade, Stall, Titled, Underground                        |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                         |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| # of Stories      | 5                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2025  |
| Days on Market | 158             |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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