

303, 535 10 Avenue SW
Calgary, Alberta

MLS # A2275503



\$400,000

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|------------------|---------------------------------------|--------------------------------|
| Division: | Beltline | |
| Type: | Residential/Low Rise (2-4 stories) | |
| Style: | Apartment-Loft/Bachelor/Studio | |
| Size: | 956 sq.ft. | Age: 1909 (117 yrs old) |
| Beds: | 1 | Baths: 1 |
| Garage: | Heated Garage, Parkade, Stall, Titled | |
| Lot Size: | - | |
| Lot Feat: | - | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 776 |
| Basement: | - | LLD: | - |
| Exterior: | Brick | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Beamed Ceilings, Ceiling Fan(s), High Ceilings, Open Floorplan | | |
| Inclusions: | NA | | |

Exceptional live/work loft in the iconic Hudson Lofts—one of Calgary's most sought-after warehouse conversions. This beautifully renovated unit seamlessly blends modern updates with timeless industrial character, offering a rare opportunity in the heart of the Beltline. West-facing exposure fills the space with warm afternoon light through expansive windows and a Juliette balcony off the living area, creating an inviting atmosphere and showcasing downtown energy. The open-concept layout highlights original fir wood ceilings, exposed beams, brick walls, and visible piping—architectural elements that give the loft its authentic character. The kitchen is thoughtfully designed for both everyday living and entertaining, featuring stainless steel appliances, generous counter space, and a rare walk-in pantry. The spacious bathroom offers a spa-like experience with a deep jetted soaker tub and a separate stand-alone shower. A key feature of this property is its flexible zoning, allowing for both residential and commercial use—ideal for professionals, creatives, or those seeking a seamless live/work environment. Additional conveniences include secure underground parking, a large private storage locker, elevator access, and a well-managed building. Located steps from Calgary's best restaurants, cafés, shopping, entertainment, and business districts, Hudson Lofts offers an unbeatable urban lifestyle with excellent access to transit and downtown amenities. Opportunities like this are rare—schedule your private showing today and experience the character, flexibility, and lifestyle Hudson Lofts has to offer.