

# \$459,900 - 303, 535 10 Avenue Sw, Calgary

MLS® #A2253359

**\$459,900**

1 Bedroom, 1.00 Bathroom, 955 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

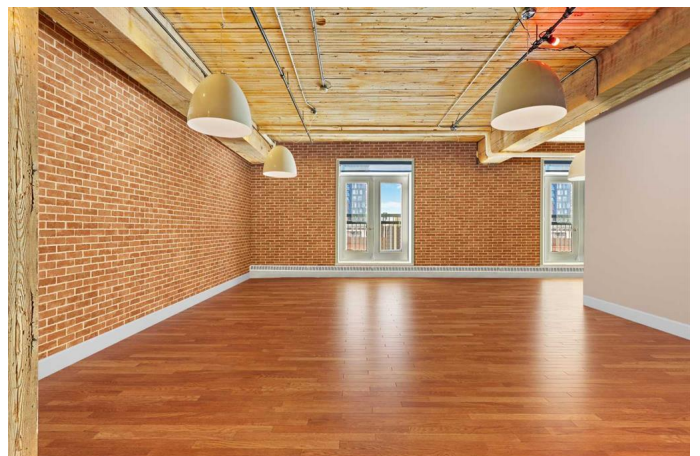
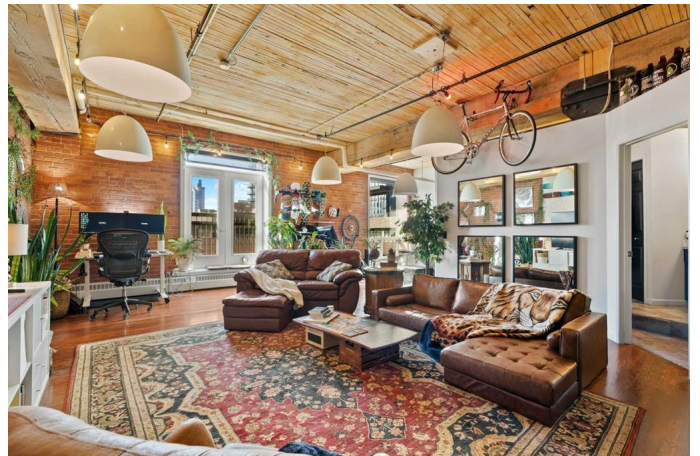
Don't miss this rare opportunity to live, work, and play in one of Calgary's most iconic warehouse conversions. This beautifully renovated loft at Hudson Lofts seamlessly blends modern amenities with timeless industrial character. With west-facing exposure, this space is bathed in golden afternoon light, creating an inviting and dynamic atmosphere throughout the day. Step inside to discover original fir wood ceilings, exposed beams, brick walls, and piping that give the home its distinctive charm. Large windows and a west-facing Juliette balcony off the living room not only bring in abundant natural light but also provide views of Calgary's vibrant downtown energy. The thoughtfully designed kitchen is a chef's dream—complete with sleek stainless steel appliances, generous counter space, and a walk-in pantry to keep everything organized and within reach. The spacious bathroom includes a stand-alone shower and a deep jetted soaker tub, ideal for relaxing after a busy day.

What truly sets this property apart is its flexible zoning, allowing both residential and commercial use. Whether you're looking for a stylish home, a creative studio, or a live/work hybrid, the possibilities here are endless.

Additional features include:

- \* Secure underground parking
- \* Large private storage locker
- \* Elevator access for added convenience

Located in the heart of Calgary's Beltline,



Hudson Lofts places you steps from premier dining, shopping, entertainment, and business districts. Whether youâ€™re commuting, hosting clients, or simply enjoying city life, youâ€™ll love this unbeatable location. Come experience the perfect fusion of historic charm and contemporary lifestyle at Hudson Loftsâ€”your ideal urban space with west exposure awaits.

Built in 1909

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253359    |
| Price          | \$459,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 955         |
| Acres          | 0.00        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 303, 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 | 1                                                                           |
| Parking        | Heated Garage, Parkade, Stall, Titled                                       |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer                                                 |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                           |
| # of Stories      | 5                                                                                                                              |
| Basement          | None                                                                                                                           |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 34                  |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

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

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