



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

204, 535 10 Avenue SW
Calgary, Alberta

MLS # A2265496



\$375,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	801 sq.ft.	Age:	1909 (116 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Combination, In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Stone Counters, Storage, Track Lighting, Walk-In Closet(s), Wired for Data

Inclusions: murphy bed and microwave in storage unit.

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, & UPDATED FIREPLACE. NEW WINDOW COVERINGS, MURPHY BED & QUEEN, for the convenience of an additional bed. DID I MENTION THE LARGE UNDERGROUND HEATED TITLED PARKING?! WALK 1 BLOCK NORTH UNDER THE BRIDGE PUTS YOU AT "THE CORE" accessing all your downtown clients. Starting at EIGHTH AVENUE PLACE (CONNECTING YOU TO CALGARY'S +15, 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 WONT LAST!