

505, 535 10 Avenue SW
Calgary, Alberta

MLS # A2302317



\$574,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,179 sq.ft.	Age:	1909 (117 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Insulated, Owned, Parkade, Secured,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, In Floor, Fireplace Insert, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 924
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: n/a

Within the storied walls of the Historic Hudson, this remarkable loft penthouse offers a way of living that feels both deeply rooted and effortlessly contemporary. Originally built in 1909 and thoughtfully reimagined for modern life, the home celebrates its heritage while embracing refined luxury at every turn. Morning light streams through overhead skylights, washing the soaring ceilings and oak hardwood floors in a warm, ever-changing glow. The scale is generous yet inviting—an open canvas that feels equally suited to quiet mornings with coffee as it does to evenings spent entertaining friends. At the center of it all is a show-stopping chef’s kitchen, anchored by a dramatic oversized island that naturally becomes the gathering place. High-end appliances and a six-burner gas range make it as functional as it is beautiful, a space designed for both ambitious cooking and easy conversation. The living area unfolds seamlessly, warmed by a double-sided fireplace that adds intimacy and architectural interest. Tucked beyond, the enclosed primary bedroom offers a sense of retreat rarely found in loft living—quiet, serene, and distinctly private. From here, an unexpected luxury reveals itself: a custom, walk-through closet with boutique-style storage that leads directly into a full-size, dedicated laundry room. It’s a thoughtful progression that elevates everyday routines into something quietly indulgent. The spa-inspired bathroom continues the sense of escape, featuring heated floors, a sculptural Victoria + Albert soaking tub, and a generous glass-enclosed double shower—an environment designed to slow the pace of the day. Throughout the home, bespoke built-ins add both beauty and purpose, while rich materials and careful detailing create an atmosphere of understated sophistication. An elegant den, complete with

custom cabinetry and a concealed Murphy bed, offers flexibility as a guest space, home office, or private reading room—adapting easily to the rhythms of modern life. Set in the heart of Calgary’s vibrant Beltline, this residence places world-class dining, boutique shopping, and cultural landmarks just outside your door. With titled underground parking and the rare privacy of a low-traffic, mixed-use heritage building, this is urban living that feels both exclusive and effortlessly livable. A rare offering. A historic icon. A loft that redefines what city living can be.