

1111 10 Street #2203, Calgary T2R1E3

MLS®#: **A2169636** Area: **Beltline** Listing **09/30/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **585**
 Low Sqft:
 Ttl Sqft: **585**

DOM
53
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Concrete,Stone,Stucco**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	10`3" x 8`5"	Dining Room	Main	5`9" x 5`7"
Kitchen	Main	12`9" x 8`7"	Storage	Main	7`11" x 3`6"
Bedroom	Main	11`0" x 9`10"	Foyer	Main	7`0" x 4`6"
Living Room	Main	14`4" x 11`2"			

Legal/Tax/Financial

Condo Fee: **\$377** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1211695**

Remarks

Pub Rmks: **A beautiful and affordable unit in the desirable 'LUNA' building. Enjoy stunning views from this well appointed unit. Enjoy contemporary design and functional space throughout. A spacious kitchen with plenty of cabinet space and quartz counter tops. A full stainless steel appliance package including a gas stove and large s/s sinks. A large living space with floor to ceiling windows which step out to the balcony to enjoy the fantastic view. A convenient built-in desk space off the living room. Enjoy a kingsize primary suite with stunning views. Step through the large walk-in closet to the well appointed ensuite. Large tub/shower, designer fixtures and plenty of additional storage. There is a spacious flex room which would make a fine office, den or storage area. The LUNA also provides a recreation room, gym and steam room, and an outdoor gathering space. Enjoy a Titled parking stall very close to the elevator and an assigned storage locker. The Luna is conveniently located in the heart of the Beltline. You are within walking distance to downtown and public transit. Groceries are just around the corner and all of the great shops, restaurants and amenities of the Beltline are close by.**

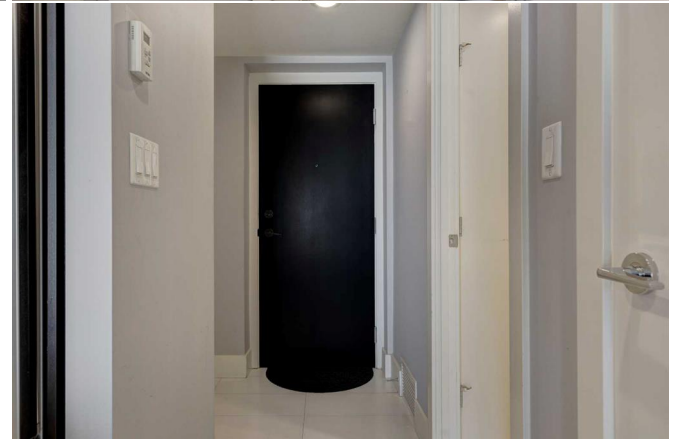
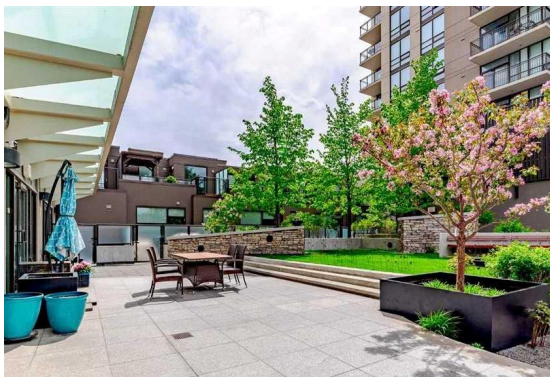
Inclusions:
Property Listed By: **n/a**
Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2203-1111 10 St SW, Calgary, AB

Main Floor Interior Area 554.57 sq ft



0 3 6 9

PREPARED: 2024/09/19

While regions are excluded from total floor area in CAD/CDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.