



THE
A-TEAM

**RE/MAX
FIRST**

1111 10 Street #604, Calgary T2R 1E3

MLS® #: **A2169982**

Area: **Beltline**

Listing Date: **11/03/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **977**

Low Sqft:

Ttl Sqft: **977**

DOM

30

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Titled**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`3" x 8`3"	5pc Ensuite bath	Main	7`6" x 8`10"
Bedroom	Main	13`6" x 10`2"	Bedroom - Primary	Main	11`8" x 11`7"
Dining Room	Main	12`2" x 11`3"	Living Room	Main	13`9" x 14`1"
Storage	Main	5`4" x 4`4"			

Legal/Tax/Financial

Condo Fee: **\$625**

Title: **Fee Simple**

Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1211695**

Remarks

Pub Rmks: **Welcome to Luna in the heart of Connaught! This stunning two-bedroom corner suite offers spectacular city skyline views and is just steps from the downtown core, river pathways, 17th Avenue, and all the vibrant amenities the Beltline has to offer. The spacious, executive condo features modern finishes and floor-to-ceiling windows that flood the space with natural light. The kitchen boasts quartz countertops, a top-of-the-line Fisher & Paykel stainless steel gas cooktop, a single convection wall oven and a large functional island—perfect for entertaining friends and family. Hardwood flooring upgrades add an extra touch of elegance to the main areas. The primary bedroom comfortably accommodates a king-sized bed and features ample closet space, while the luxurious 5-piece en-suite includes dual sinks, stylish under-mounted lighting, a separate shower, a soaking tub, and in-floor heating for added comfort. The second bedroom, located on the opposite side of the suite for extra privacy and is adjacent to a full bathroom with a shower. Step out onto the large covered balcony to enjoy your morning coffee while taking in the beautiful city views. Additional highlights include in-suite laundry, central A/C, and ample storage space. Amenities at Luna are exceptional, including two guest suites, an owners' lounge, a fitness center, a yoga studio, a steam room, a second-level Zen courtyard, guest parking, an outdoor terrace, a recreation room, and concierge services. This unit includes one underground titled parking stall. Don't miss this opportunity to experience luxury living in one of the city's most sought-after locations!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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











