



THE
A-TEAM

**RE/MAX
FIRST**

1111 10 Street #1107, Calgary T2R 1E3

MLS®#: **A2174520** Area: **Beltline** Listing Date: **10/24/24** List Price: **\$354,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **592**
 Low Sqft:
 Ttl Sqft: **592**

Street Lighting
Parkade, Underground

DOM

58
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Courtyard, Dog Run, Storage**

Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Main	7' 7" x 4' 4"	Kitchen	Main	15' 1" x 11' 5"
Living Room	Main	11' 4" x 11' 2"	Bedroom	Main	10' 9" x 9' 10"
4pc Bathroom	Main	10' 4" x 8' 6"			

Legal/Tax/Financial

Condo Fee: **\$389** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 1211695

Remarks

Pub Rmks: | 1 BED + DEN | BUILDING AMENITIES | SOUTH FACING | When it comes to finding the perfect apartment in the heart of downtown Calgary, there are many options out there but nothing compares to the condo units found in the LUNA building. Not only is it close to some of the best restaurants, nightlife, grocery store and shopping. This building offers a variety of amenities such as the fully equipped gym, yoga studio, lounge area, rooftop garden, guest suites, daytime concierge and overnight security. Now you might think that with all these amazing perks of living here it might come at a unaffordable cost, you'll be surprised to know that for \$384/month in condo fees you get everything above and it also includes heat & water. Luckily for anyone who is dying to know how they can now get their hands on one of these amazing properties, you now have the opportunity to purchase one here with us. We have a beautiful 1 bedroom, 1 bathroom, den, 592 square feet unit located on the eleventh floor for sale with underground heated parking. Some of the things you will immediate notice when viewing this home is the oversized balcony which can be easily accessed through the main living room and primary bedroom. As well as the upgraded stainless steel appliances such as the refrigerator, gas stovetop and built in oven. This unit is priced to sell and is awaiting for you to take it off our hands. Book a viewing today and see for yourself what this place has to offer!

Inclusions: N/A
Property Listed By: eXp Realty

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









