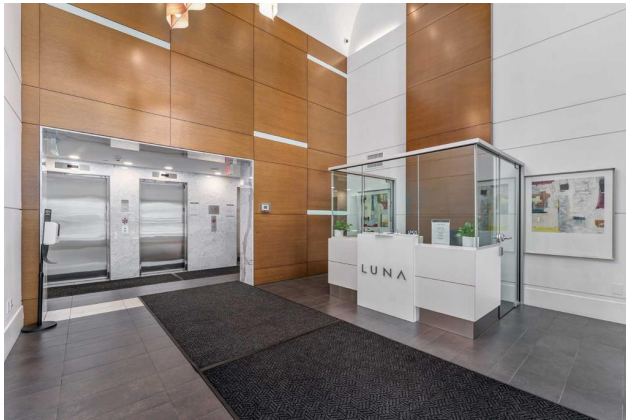


1111 10 Street #505, Calgary T2R 1E3

MLS®#: **A2179880** Area: **Beltline** Listing **11/19/24** List Price: **\$337,500**
 Status: **Active** County: **Calgary** Date: Change: **-\$8k, 08-Dec** 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: **650**
 Low Sqft:
 Ttl Sqft: **650**

DOM
32
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,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stone,Stucco**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Cooktop,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Elevator,Granite Counters,No Smoking Home,Open Floorplan,Recreation Facilities**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`10" x 8`4"	Bedroom	Main	10`1" x 9`9"
Kitchen	Main	10`9" x 8`8"	Living Room	Main	16`11" x 16`7"

Legal/Tax/Financial

Condo Fee: **\$436** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq: **Monthly**

Legal Desc:

1211695

Remarks

Pub Rmks:

Welcome to the Luna building, where you will find this spacious and bright, air conditioned 650sqft one bedroom condo. Walking in, you will immediately notice the floor to ceiling windows and the large living space - the largest one-bedroom floorplan in the building! The sleek kitchen is designed for those who love to cook and entertain, featuring soft-close cabinetry, stainless steel appliances—including a gas range and large eating bar. The expansive living area opens to a private balcony where you can enjoy sweeping views and the Calgary skyline. A small nook completes the living room and makes the perfect work from home space! Head to the bedroom where you will find more beautiful windows and a large walk-through closet that connects the bedroom to a well-designed ensuite. The ensuite includes a massive walk-in shower and separate bathtub, as well as a full-sized in-suite washer and dryer for your convenience. The unit includes a generous in unit storage room, an assigned storage locker and titled parking stall in the heated underground parking lot. The Luna is an amenity rich building that includes a state-of-the-art fitness center, yoga room, beautiful recreation and games room, a serene central courtyard, and an on-site concierge service. Perfectly positioned in the heart of Calgary, the Luna is just steps away from the city's finest shopping, dining, and entertainment options. Whether you're enjoying a night out, running errands, or simply exploring the vibrant neighborhood, everything is within easy reach. This thoughtfully designed condo offers the perfect blend of luxury, convenience, and modern urban living. For first-time buyers or urban professionals, this is an ideal space to experience the best of inner-city life. Ready to call it home? Contact your favorite realtor today to schedule a showing!

Inclusions:

FOB

Property Listed By:

CIR Realty

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





