



THE
A-TEAM

**RE/MAX
FIRST**

1111 10 Street #2502, Calgary T2R 1E3

MLS® #: **A2183622**

Area: **Beltline**

Listing Date: **12/19/24**

List Price: **\$469,900**

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: **Underground**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil, Forced Air**
Sewer:
Ext Feat: **Balcony, Playground, Storage**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Washer/Dryer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 10`9"
Bedroom - Primary	Main	10`5" x 11`0"
Bedroom	Main	11`10" x 8`4"
Laundry	Main	4`7" x 7`5"
Walk-In Closet	Main	3`10" x 7`8"

Room	Level	Dimensions
Kitchen	Main	9`10" x 10`11"
4pc Ensuite bath	Main	7`1" x 7`3"
3pc Bathroom	Main	5`5" x 7`9"
Entrance	Main	11`5" x 4`2"
Balcony	Main	10`0" x 7`4"

Legal/Tax/Financial

Condo Fee:
\$519

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1211695**

Remarks

Pub Rmks: **You won't be disappointed with this beautiful END UNIT in LUNA, located in the highly sought-after Connaught neighborhood. It boasts a NW exposure with a fantastic river view. The unit features 9-foot ceilings, central A/C, and an open concept with large windows that flood the living room and bedrooms with natural light. The spacious living room offers ample space for any size sofa or seating arrangement and seamlessly flows into a functional dining area. The modern kitchen includes a central island with quartz countertops and durable tile flooring. There is plenty of cabinetry for storage, along with stainless steel appliances. The primary bedroom features a walk-through closet leading to a spacious 4-piece ensuite with a quartz countertop. The unit also includes a second bedroom and a 3-piece bathroom. Additionally, the in-suite laundry room provides extra storage space. The unit comes with heated titled parking and a large storage room. Luna offers nearly every amenity you could need, including a fitness center, a lounge area for guests, two guest rooms, a yoga studio, a steam room, and a rooftop beautiful courtyard. The location offers an easy urban lifestyle, with a short walk to the C-train station, Co-op grocery store, and some of the best restaurants in Calgary.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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









