



THE
A-TEAM

**RE/MAX
FIRST**

1111 10 Street #2402, Calgary t2r1e3

MLS®#: **A2187159** Area: **Beltline** Listing Date: **01/13/25** List Price: **\$470,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **810**
 Low Sqft:
 Ttl Sqft: **810**

DOM

8
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:

Access:

Lot Feat:
 Park Feat: **Other
 Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`4" x 11`9"
Kitchen	Main	8`8" x 17`2"
4pc Ensuite bath	Main	7`2" x 7`1"

Room	Level	Dimensions
Bedroom	Main	11`9" x 8`3"
Living Room	Main	14`11" x 14`8"
3pc Bathroom	Main	5`3" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$519** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 1211695

Remarks

Pub Rmks: **Check out these Incredible 24th floor views! Located in the vibrant Beltline, just steps from the iconic Red Mile, 2402 at Luna offers an unbeatable urban lifestyle. Within minutes, you can explore Calgary's best shopping, dining, and nightlife, while enjoying easy access to major routes like 14th Street, Crowchild Trail, and Bow Trail. The European-inspired kitchen is a standout feature, complete with stainless steel appliances, a gas cooktop, built-in oven, sleek cabinetry, and granite countertops, offering plenty of space to cook, entertain, or relax with takeout. Inside, the 810 sq. ft. layout is designed for modern living, with 9-foot ceilings, central AC, and floor-to-ceiling windows that flood the space with natural light. The open-concept living and dining area offers flexibility, while the primary suite features a walk-through closet and a 4-piece ensuite. The second bedroom is perfect for a home office or den, with oversized windows that bring in light all day long. Situated on the northwest corner of the building, this unit boasts incredible mountain, river, city, and sunset views, which can be enjoyed from your private balcony. Enjoy one titled underground parking stall and one seperate assigned storage unit! Luna, a luxury condo built in 2012 by Qualex Landmark, offers top-tier amenities including a daytime concierge, overnight security, a fitness center, yoga studio, owners' lounge, rooftop gardens, and two guest suites. Call your favourite realtor today for a private viewing!**

Inclusions: n/a
Property Listed By: CIR Realty

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





