



\$ 575,000.00

## 1106 1106 12 AVENUE SW CALGARY

<https://paulbrinton.com>

RARE OFFERING. Huge Price Adjustment. LIVE / WORK 3 Storey Townhome in the prestigious LUNA building in the heart of the Beltline. OVER 1600 sqft with 2 bedrooms, 2 and 1/2 baths, 2 living spaces and a stunning SOUTH facing WORK FROM HOME space. This entire townhome is flooded with...

- 2 beds
- 3 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

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

**MLS ® #:** A1157740

**Type:** Apartment

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2012

**Parking:** Parkade, Side By Side, Titled,  
Underground

**Post Updated:** 2021-11-16 19:27:10

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/04/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Association Amenities:** Elevator(s),Fitness  
Center,Party Room,Picnic Area,Recreation  
Facilities,Recreation Room,Sauna,Visitor  
Parking

**Exterior Features:** Courtyard,Other,Private  
Entrance

**Cooling:** Central Air

**Interior Features:** Built-in Features,Closet  
Organizers,Double Vanity,Kitchen Island,No  
Smoking Home,Separate Entrance,Stone  
Counters,Walk-In Closet(s)

**Heating Type:** Fan Coil,In Floor,Natural Gas

**Flooring:** Ceramic Tile,Laminate

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** N/A

**Roof Type:** Tar/Gravel



## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** In Unit, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Unit Number:** 1106

**Suite:** No

**Appliances:** Built-In

Oven,Dishwasher,Dryer,Garage

Control(s),Gas Cooktop,Microwave,Range

Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Beltline

**Restrictions:** Board Approval

**Levels:** Multi Level Unit

**Zoning:** CC-X

**List Price Square Foot:** \$ 373.54

**Photo Count:** 43

**Unit Exposure:** S

**Construction Materials:**

Concrete,Stone,Stucco

**Foundation:** Poured Concrete

**Living Area SF:** 1606.00

**Structure Type:** High Rise (5+ stories)

