

**1301, 1111 10 Street SW**  
**Calgary, Alberta**

**MLS # A2292550**



**\$485,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** None

Set in one of Calgary’s most walkable inner-city neighbourhoods, this well maintained 2 bedroom, 2 bathroom condo offers 940 square feet of functional living space with impressive west-facing river and mountain views from the 13th floor. The bright, open concept layout features 9’ ceilings, floor-to-ceiling windows, new vinyl plank flooring, fresh paint, central air conditioning, a spacious balcony, and a well designed modern kitchen with high-end Fisher & Paykel stainless steel appliances, including a gas stove, quartz countertops, under-cabinet lighting, and a large walk-in pantry. The bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. The primary bedroom accommodates a king-size bed and includes a large walk-in closet and well appointed 5-piece ensuite with dual sinks, in-floor heat, and a deep soaker tub. A built-in desk area adds flexibility for working from home, while the generously sized second bedroom offers excellent natural light along with river and mountain views. The second full bathroom features a large walk-in tile shower with glass door. Luna offers excellent building amenities, including concierge service, a fitness centre, sauna, owners’ lounge, guest suites, underground visitor parking, bike storage, and a private courtyard. With a healthy, well managed reserve fund and a polished building feel from the moment you arrive, this is a strong opportunity to enjoy comfortable inner-city living just steps from Co-op, downtown, 17th Avenue, the river pathways, restaurants, and everyday amenities.