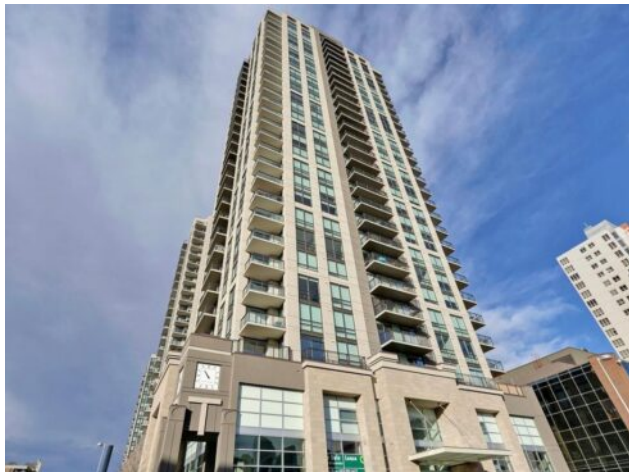


2304, 1111 10 Street SW
Calgary, Alberta

MLS # A2300517



\$499,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	984 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Experience elevated urban living in this stylish LUNA residence, where panoramic views stretch from the dazzling downtown skyline across North Hill, the Bow River valley, C.O.P., and out to the Rocky Mountains. Designed with one of the most sought after layouts, this bright and modern 2 bed/2 bath suite places the bedrooms on opposite sides for optimal privacy, with an open concept kitchen, living, and dining area at its heart. Flooded with natural light from floor-to-ceiling windows, the home exudes warmth while maintaining a sleek, contemporary aesthetic. The well equipped kitchen showcases warm wood cabinetry, black quartz counters, a glass backsplash, and premium stainless steel appliances including Fisher & Paykel refrigerator, gas cooktop, and oven, and a Blomberg dishwasher. A spacious island with seating flows seamlessly into the dining area, which opens onto a glass-railed balcony that's perfect for soaking in breathtaking panoramic views. The primary retreat offers a custom walk-through closet leading to a luxurious 5pc ensuite featuring in-floor heating, a deep soaker tub, and a separate shower. The second bedroom is equally well appointed with dual closets and convenient access to a 3pc cheater ensuite. Thoughtful touches like custom blackout blinds, air conditioning, in-suite laundry, and additional in-suite storage ensure everyday comfort and convenience. Residents of LUNA enjoy an exceptional array of amenities including a fully equipped gym, yoga studio, steam spa, party room, guest suites, concierge service, visitor parking, and a serene outdoor zen garden with fireplace. Located in the heart of the vibrant Beltline, you're just steps from shopping, dining, the Bow River pathways, and everyday essentials. Complete with a storage locker (Level 3 #316) and underground parking (P1 #L28) this home offers the perfect blend of

luxury, functionality, and unbeatable inner-city lifestyle.