

806, 1111 10 Street SW
Calgary, Alberta

MLS # A2315127



\$469,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Stone Counters		

Inclusions: Dishwater, Built-ins in the closets, TV wall mount

OPEN HOUSE – SATURDAY JUNE 6 | 10AM–12PM Corner unit. 8th floor. South and east views that stop you in your tracks. This 2-bed, 2-bath corner unit in Luna – one of the Beltline's most sought-after buildings – has the kind of natural light and open feel that's genuinely hard to find in the inner city. Wall-to-ceiling windows flood every room from morning to evening, and the effortless open-concept layout makes it just as good for entertaining as it is for everyday living. The kitchen is a standout – quartz countertops, flat-panel wood cabinetry with a crisp white pantry accent, and a large island that anchors the space beautifully. High-end appliances including a gas stovetop and wall oven make it as functional as it is good-looking. The primary ensuite is equally impressive: a deep soaker tub, a tiled standing shower, and a floating double vanity with quartz counters and great lighting – the kind of bathroom that genuinely feels like a retreat. The second bathroom features a tiled shower and is equally well-appointed. Storage is generous throughout, and the oversized underground parking stall is the kind of practical detail that discerning buyers will appreciate every single day. The building delivers on every front – concierge, gym, rec room, bike room, outdoor courtyard, and a private guest suite for when visitors come to town. Everything you need without ever leaving home. Outside, you're in the heart of one of Calgary's most celebrated urban neighbourhoods. Bridgette Bar and Bar Chouette – Avenue Magazine's Best Overall and Best New Restaurant – are steps away, and 17th Avenue's legendary restaurant and entertainment corridor is just minutes on foot. The Downtown West–Kerby CTrain is a short walk north, Connaught School and Western Canada High School (IB program) are both

in the community, and Central Memorial Park, Haultain Park, and the Elbow River pathways put green space right at your doorstep. Whether you're a professional after a lock-and-leave lifestyle, a couple wanting space without sacrificing location, or an investor eyeing one of Calgary's most desirable inner-city addresses — this is the one. Homes like this don't come up often, and they don't sit long.