

1207, 1111 10 Street SW  
Calgary, Alberta

MLS # A2171850



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 389

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stone, Stucco

**Zoning:** CC-X

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, High Ceilings, Quartz Counters, Soaking Tub

**Inclusions:** N/A

Elevated on the 12th floor with expansive southern views, this chic one-bedroom + den unit offers modern living in the heart of the Beltline. Overlooking the historic Connaught School, this bright and airy space is filled with natural light, with floor-to-ceiling windows. The sleek kitchen is designed for those who love to cook, featuring soft-close cabinetry, stainless steel appliances—including a gas range—and a Fisher & Paykel fridge & newer dishwasher. The quartz countertops, under-cabinet lighting, and a pull-out faucet add style and functionality to this beautiful kitchen. The spacious living area opens to a private balcony where you can enjoy sweeping views, while the bedroom also provides direct access to the outdoor space. A large walk-through closet connects the primary bedroom to a well-designed ensuite, which includes ample storage and a full-sized in-suite washer and dryer for your convenience. Additional features include air conditioning, a flex room that can be used as a home office, den, or extra storage, and a built-in quartz desk off the kitchen. This unit comes with titled parking and an assigned storage locker for added ease. The Luna building itself is known for its impressive amenities, including a state-of-the-art fitness center, beautiful recreation and games room, a serene central courtyard, and an on-site concierge service. Perfectly positioned for the ultimate urban lifestyle, you're steps away from some of Calgary's best shopping, dining, and entertainment options. Experience the best of inner-city living in this thoughtfully designed space.