



GRASSROOTS
REALTY GROUP

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2003, 1111 10 Street SW
Calgary, Alberta

MLS # A2239122



\$334,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 374
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to The Luna located in the heart of Beltline. Amazing location, close to shopping, dining, entertainment, as well as the trendy shops, coffee shops, and restaurants of Beltline. This executive one bedroom, one bathroom unit offers River and City Views! This stunning unit features 9-foot ceilings, air conditioning, and floor-to-ceiling windows exhibiting plenty of natural light throughout. The gourmet contemporary kitchen includes a built-in cooktop stove, built-in oven, and full-height cabinets. The open concept floor plan boasts elegant quartz countertops overlooking the dining room and living room and tech space, and allows you to entertain as you cook for your guests. The living room features patio doors leading to your private covered balcony overlooking downtown and offering panoramic River and City Views. The bedroom is airy and bright with patio doors leading to the balcony. The bedroom is also very spacious, and can accommodate a king size bed, and additional dressers. The main bathroom is both sleek and practical with a deep soaker tub, and the convenience of an in-suite washer & dryer. A true highlight of this unit is the full-width balcony that connects the living room to the primary bedroom creating a seamless indoor/outdoor flow and offering the perfect place to unwind while taking in the panoramic River and City Views. There is a spacious storage room when you enter that can be used as a versatile flex space for home office or reading room. This unit also comes with a titled parking stall. This vibrant building has a warm and inviting lobby with Concierge Service, two guest suites to accommodate your visitors, fully equipped fitness center, a peaceful yoga studio, steam room, owner's lounge, and a beautifully landscaped courtyard! Conveniently located with easy access to major thoroughfares, public transportation,

shopping, restaurants, grocery stores, coffee shops, parks, just steps to the Calgary Co-Op Midtown Market, a short walk to the Stampede grounds, and only minutes to the downtown core. Don't miss this opportunity to own this beautiful home!