



**GRASSROOTS**  
REALTY GROUP

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**1107, 1111 10 Street SW  
Calgary, Alberta**

**MLS # A2266717**



**\$318,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 389
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** no

Bright 1 Bed + Den with 180° City & Mountain Views — Luxury Living in Luna Beltline! Bright and stylish 1 bed + den south-facing condo featuring an open layout, built-in desk, and modern kitchen with quartz countertops, gas cooktop, and full-height cabinets. Floor-to-ceiling south windows fill the home with light and showcase breathtaking 180° downtown and mountain views. Enjoy seamless indoor-outdoor living from your private balcony accessible from both the living room and bedroom. The primary suite offers a walkthrough closet and spa-inspired ensuite with soaker tub and rain shower. Includes in-suite laundry, A/C, titled heated parking, and storage locker. Luna residents enjoy top-tier amenities—fitness & yoga studios, steam room, lounge, guest suites, courtyard, and concierge. Steps to Co-op, 17th Ave, LRT, caf  s, and parks—urban living at its best!