



1605, 1111 10 Street SW  
Calgary, Alberta

MLS # A2297993



**\$319,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	656 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE SAT APRIL 11 FROM 12PM-2PM + SUN APRIL 12 FROM 12PM-2PM\*\* LUXURY BELTLINE LIVING | UNOBSTRUCTED DOWNTOWN VIEWS | TITLED UNDERGROUND PARKING | STORAGE LOCKER | GYM W/ SAUNA, PARTY ROOM, COURTYARD, GUEST SUITES, CONCIERGE | CENTRAL A/C | 1 BED + DEN / 1 BATH | 655+ SQ FT OF LIVING SPACE**  
 Welcome to LUNA, a highly sought-after concrete building in the heart of Calgary's vibrant Beltline. This beautifully designed 1-bedroom + den condo offers one of the best layouts in the building, combining functionality, storage, and stunning skyline views. The open-concept kitchen is sure to impress with quartz countertops, flat-panel walnut and glass cabinetry, a matching glass backsplash, stainless steel appliances, a gas cooktop, and a large island, making it the perfect spot for entertaining or casual dining. The bright living and dining area easily accommodates a full sectional and TV setup, with direct access to your private east-facing balcony where you can enjoy morning coffee overlooking Calgary's downtown skyline. A built-in desk nook provides a convenient work-from-home setup without compromising your living space. The bedroom comfortably fits a queen-sized bed and also offers direct balcony access, along with a walk-through closet leading into a well-appointed 4-piece bathroom featuring a soaker tub, separate glass shower, and modern finishes. At the front of the home is a spacious foyer, making it perfect for keeping everyday essentials organized. Additional highlights include in-suite laundry, central air conditioning, a den that can also function as an office or in-unit storage room, a separate storage locker, and a titled parking stall in the heated underground parkade. Recent upgrades to the home include the following:

Dishwasher (2026) + Microwave (2025). LUNA offers exceptional amenities, including concierge service, a fully equipped fitness centre, yoga studio, owner's lounge with fireplace and games area, guest suites, and a beautifully maintained courtyard. This well-managed building is known for its quality construction and unbeatable location. Situated steps from 17th Ave and surrounded by Calgary's best restaurants, cafes, shopping, and fitness studios, you'll love the walkability and lifestyle this location provides. plus you're just a short walk to CO-OP and Safeway for everyday convenience. Enjoy easy access to the downtown core and the nearby LRT station with free fare within downtown. Whether you're a first-time buyer, investor, or looking for a low-maintenance urban lifestyle, this is an incredible opportunity you don't want to miss!