

604, 1111 10 Street SW
Calgary, Alberta

MLS # A2169982



\$506,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 977 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 625 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | CC-X |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub | | |

Inclusions: N/A

Welcome to Luna in the heart of Connaught! This stunning two-bedroom corner suite offers spectacular city skyline views and is just steps from the downtown core, river pathways, 17th Avenue, and all the vibrant amenities the Beltline has to offer. The spacious, executive condo features modern finishes and floor-to-ceiling windows that flood the space with natural light. The kitchen boasts quartz countertops, a top-of-the-line Fisher & Paykel stainless steel gas cooktop, a single convection wall oven and a large functional island—perfect for entertaining friends and family. Hardwood flooring upgrades add an extra touch of elegance to the main areas. The primary bedroom comfortably accommodates a king-sized bed and features ample closet space, while the luxurious 5-piece en-suite includes dual sinks, stylish under-mounted lighting, a separate shower, a soaking tub, and in-floor heating for added comfort. The second bedroom, located on the opposite side of the suite for extra privacy and is adjacent to a full bathroom with a shower. Step out onto the large covered balcony to enjoy your morning coffee while taking in the beautiful city views. Additional highlights include in-suite laundry, central A/C, and ample storage space. Amenities at Luna are exceptional, including two guest suites, an owners' lounge, a fitness center, a yoga studio, a steam room, a second-level Zen courtyard, guest parking, an outdoor terrace, a recreation room, and concierge services. This unit includes one underground titled parking stall. Don't miss this opportunity to experience luxury living in one of the city's most sought-after locations!