

906, 1111 10 Street SW  
Calgary, Alberta

MLS # A2242250



## \$475,000

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 961 sq.ft.                          | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                                                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                                                                                                                  | <b>Condo Fee:</b> | \$ 613 |
| <b>Basement:</b>   | -                                                                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                                                                                                    | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Cook Top, Key Fobs                                                                                                                                          |                   |        |

Welcome to Luna, where urban living meets modern comfort in the heart of Calgary's vibrant Beltline. This bright and stylish 2-bedroom, 2-bathroom condo offers a spacious open-concept layout designed for both everyday living and entertaining. Located within walking distance to some of the city's best pubs, fitness studios, restaurants, and shops, you'll love the unbeatable convenience of this central location. The unit comes complete with a titled underground parking stall and access to incredible building amenities including a fully equipped gym, a beautifully landscaped courtyard, and a stylish party room. Whether you're a busy professional, investor, or someone seeking the perfect lock-and-leave lifestyle, this home checks all the boxes. Move-in ready for you—or your tenants!