



**DJ Golden**  
**REAL ESTATE**

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2607, 1111 10 Street SW  
Calgary, Alberta

MLS # A2262026



**\$369,800**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 591 sq.ft.                         | Age:   | 2012 (13 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | Corner Lot                         |        |                   |

|             |                                                                                                                    |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Fan Coil                                                                                                           | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                                                                                             | Sewer:     | -      |
| Roof:       | Membrane                                                                                                           | Condo Fee: | \$ 399 |
| Basement:   | -                                                                                                                  | LLD:       | -      |
| Exterior:   | Concrete                                                                                                           | Zoning:    | CC-X   |
| Foundation: | -                                                                                                                  | Utilities: | -      |
| Features:   | Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room, Storage, Walk-In Closet(s) |            |        |

**Inclusions:** 3 white shelves

Take in the VIEWS from this 26th floor suite in LUNA in the heart of Calgary's Beltline. Original owner is selling this contemporary and bright suite with south facing balcony. An efficient use of space, this one bedroom offers quality finishes in an amenity rich building. Interior features include wide plank hardwood flooring, updated LED lighting, soft close cabinetry, quartz countertops, full height glass tiling in kitchen, Fisher Paykal stainless refridgerator, gas stove top and convection oven, heated tile floors in bathroom, air conditioning, nine foot ceilings in living area and bedroom. Luna residents benefit from full-time concierge services, well equipped fitness room plus yoga studio, two steam rooms, resident lounge with pool table & fireplace, beautifully landscaped private courtyard, two guest suites (nightly fee), bicycle storage, and visitor parking. The property includes a titled underground parking stall and storage locker on the main floor. Embrace a 15 minute lifestyle for leisure and work. Bike lanes are at your doorstep and Safeway, COOP, Save On Foods, and 17th Avenue are all within less than a 10 minute walk. Start and finish every day with scenic sunrises and sunsets with east, south, and west views from the 26th floor at LUNA!