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404, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2200407



**\$279,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 486 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 507 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Glass   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

Experience exceptional value in this modern 1-bedroom, 1-bathroom condo with titled underground parking, located in the highly sought-after Keynote 2 building. Situated in the heart of Calgary's Beltline, this prime location is just steps from the Saddledome, LRT, Sunterra Market, and within walking distance to downtown, offering the perfect blend of convenience and vibrant city living. This stylish unit features 9-foot ceilings, rich hardwood flooring, and contemporary high-end finishes throughout. The open-concept layout is enhanced by expansive floor-to-ceiling windows, allowing for an abundance of natural light and stunning city views. The gourmet kitchen is both functional and elegant, boasting espresso cabinetry, granite countertops, stainless steel appliances, ample storage, and island seating for effortless entertaining. The spacious primary bedroom is a serene retreat, complete with floor-to-ceiling windows and a walk-in closet for optimal storage. The 4-piece bathroom features upgraded granite countertops and a deep soaker tub/shower combo, perfect for unwinding. Residents of Keynote 2 enjoy access to an array of premium amenities, including one of the best condo gyms in the city, an owners' lounge, rentable guest suites, and a shared rooftop patio. The building also offers +15 access to Keynote 1 and Sunterra market, enhancing convenience in all seasons. This unit includes titled underground parking and access to common bike storage, making it ideal for urban professionals or investors seeking a prime downtown property.