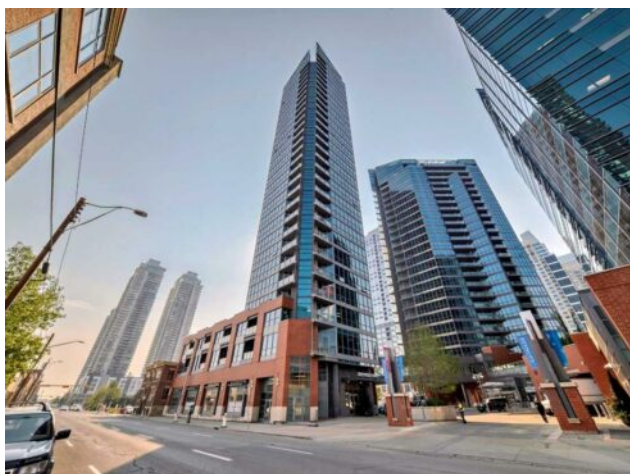


1408, 225 11 Avenue SE
Calgary, Alberta

MLS # A2164169



\$319,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	528 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 488

Basement: -

LLD: -

Exterior: Brick, Concrete, Metal Siding

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting

Inclusions: None

Luxurious urban living at its finest awaits in this sophisticated 1 bed, 1 bath condominium at the esteemed Keynote 2 building in Calgary's vibrant entertainment district. With a modern design, high ceilings and floor to ceiling glass walls that bring in tons of natural sunlight, this home is a must see. The gourmet kitchen offers upgraded S/S appliances, custom cabinets, granite counter-tops and a large breakfast bar that overlooks the spacious living area that grants access to a large balcony overlooking the City. The master bedroom provides a perfect balance of luxury and functionality with a 4pc bath and in-suite laundry completing this lovely unit. Additional bonuses include: Central A/C, one tilted U/G parking stall (#221) plus a separate titled storage unit (#761). Residents will enjoy a host of amenities including a hot tub, premium fitness facility, and convenient access to retail and dining options. Situated steps away from entertainment venues, top-notch restaurants, and public transit, this property offers a rare opportunity for a maintenance-free lifestyle in the heart of the city.