

1005, 225 11 Avenue SE
Calgary, Alberta

MLS # A2166446



\$436,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 786 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 633 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Smoking Home, Open Floorplan | | |

Inclusions: all furniture is negotiable

Discover this exceptional and tastefully furnished 10th-floor corner unit in the coveted glass-and-concrete Keynote II building. This rare 2-bedroom, 2-bathroom home boasts floor-to-ceiling windows, engineered hardwood floors, stainless steel appliances, and granite countertops throughout, offering both style and function. The open-concept living and dining area showcases stunning city views, while the bedrooms feature upgraded ceiling fans and central air conditioning for added comfort. Additional highlights include in-suite full-size stacked laundry, Moen faucets, Nysan "green screen" roller blinds, and an upgraded LED lighting package. Located in the trendy Beltline district, Keynote II provides a prime location with an abundance of amenities. The building includes a fitness center, a Jacuzzi/hot tub, common areas, owner suites with TVs, guest suites, and easy access to the Sunterra Market, Starbucks, and a liquor store—all within the complex. Sunterra offers ready-made food, a cafe serving breakfast, lunch, and dinner, and you're within walking distance of local restaurants, the LRT, Central Memorial Park, and entertainment options like the Saddledome, Stampede grounds, and a nearby casino. This unit comes with a heated, underground titled parking stall and one of the highly sought-after titled storage lockers. Keynote is renowned for its safety and high standard of maintenance, making it an ideal urban retreat. Don't miss this opportunity to make this your downtown home—furniture is negotiable, including a custom sofa and bar stools. ****Note**:** Condo fees include the unit, parking, and storage.