

2203, 225 11 Avenue SE
Calgary, Alberta

MLS # A2175477



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	546 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:	Carpet, Hardwood, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: all window coverings

Welcome home! This bright 1 bedroom, 1 bath condo is located on the 22nd floor, has wonderful downtown views and plenty of natural light from the floor-to-ceiling windows in the living room. The modern kitchen has stainless steel appliances, plenty of cabinets, granite counters and a peninsula island with breakfast bar and overlooks the dining room and living room. The bedroom also has a bank of floor to ceiling windows to enjoy the view and a walk-in closet. The 4 piece bath with soaker tub and convenient ensuite laundry complete this home. You also have a titled parking spot in the heated underground parkade. The Keynote 2 is a well-maintained building with plenty of amenities, including a fitness center, hot tub, lounge, guest suite, and a Plus15 rooftop terrace. Located in a prime spot, just steps from Sunterra Market, Starbucks, the LRT, Elbow River pathways, Stampede Park, the up-and-coming new entertainment district and walking distance to downtown. Don't miss out on this great home!