

# \$418,000 - 1005, 225 11 Avenue Se, Calgary

MLS® #A2205889

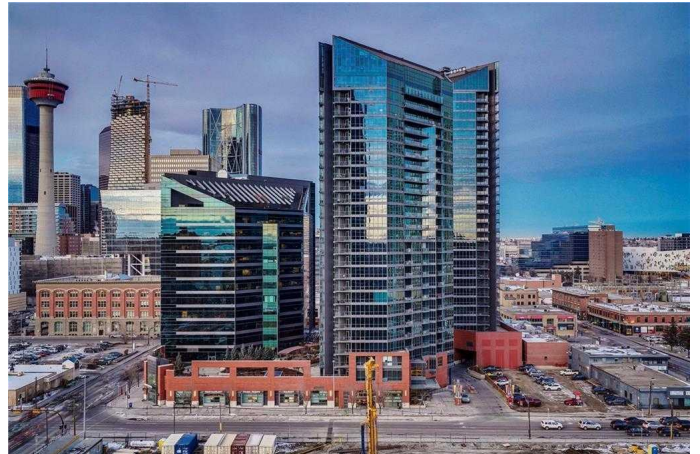
**\$418,000**

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 café 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.

Built in 2013

### **Essential Information**

MLS® #	A2205889
Price	\$418,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	786
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1005, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

### **Amenities**

Amenities	Fitness Center, Party Room
Parking Spaces	1
Parking	Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling None

# of Stories 29

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed March 26th, 2025

Days on Market 8

Zoning DC

### Listing Details

Listing Office MaxWell Capital Realty



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