# Al Beatty
## GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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## 1005, 225 11 Avenue SE
## Calgary, Alberta

## MLS # A2205889



# $405,000

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|---|---|
| **Division:** | Beltline |
| **Type:** | Residential/High Rise (5+ stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 786 sq.ft. | **Age:** | 2013 (12 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

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|---|---|
| **Garage:** | Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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

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|---|---|
| **Inclusions:** | na |

**New Price &ndash; Priced to Sell!**  Enjoy downtown living in style with this well-appointed condo in the popular Keynote II building, now offered at a great new price.  This bright and open unit features stainless steel appliances and granite countertops throughout. The open-concept layout provides stunning city views from the living and dining area. Both bedrooms include upgraded ceiling fans and central air conditioning for extra comfort.  Other features you'll love: - Full-size in-suite stacked laundry   - Moen faucets and upgraded LED lighting   - Nysan "green screen" roller blinds   - Heated underground **titled** parking stall   - One of the **rare titled storage lockers**   Keynote II offers top-notch amenities:   - Fitness centre   - Jacuzzi/hot tub   - Guest suites   - Owners' lounge with TVs   - Beautiful common areas    Located in the heart of the Beltline, you&rsquo;re steps from everything. Inside the building, enjoy easy access to Sunterra Market (with ready-made meals and a caf&eacute;), Starbucks, and a liquor store. Plus, you&rsquo;re walking distance to restaurants, the LRT, Central Memorial Park, Saddledome, Stampede grounds, and more.  Furniture is negotiable, including a custom sofa and bar stools.  **Condo fees cover the unit, parking, and storage.**  Don't miss your chance&mdash;this one is priced to move!