

2107, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2210195



## \$310,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Membrane, Metal
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass, Metal Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 499
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to Keynote 2 — one of Calgary's best high-rise buildings in the vibrant Beltline community. This ideally located 21ST FLOOR one-bedroom unit offers an exceptional opportunity to live in the heart of the city, just steps from downtown, and the Cultural & Entertainment District. With immediate possession available, you can move in quickly and start enjoying everything this incredible location and lifestyle have to offer. Enjoy mountain and downtown skyline views from the comfort of your living room or private balcony. Inside, the open-concept layout features floor-to-ceiling windows, 9-foot ceilings, and wide-plank flooring, creating a bright and contemporary space. The stylish kitchen is equipped with granite countertops, stainless steel appliances, and island with breakfast bar—perfect for casual dining and entertaining. The separate laundry and storage room features a full-sized washer and dryer, adding everyday convenience. The bedroom is efficiently designed with as a walk-in closet, offering smart storage without compromising comfort. The 4-piece bathroom is stylish and functional, featuring a granite-topped vanity with storage drawers and a deep soaker tub. An additional entry closet provides even more practical storage and helps keep the space tidy and organized. Central AIR CONDITIONING keeps the space comfortable year-round, and the building is PET-FRIENDLY (with board approval). This home also includes a TITLED UNDERGROUND PARKING stall and a large, TITLED STORAGE LOCKER. Condo fees cover all utilities except for electricity. Keynote residents enjoy access to a state-of-the-art fitness centre, hot tub, owner's lounge and party room, guest suite, and secure bike storage. The building also features direct indoor access to Sunterra Market and Market Bar, allowing you to enjoy

groceries and dining without stepping outside during Calgary’s colder months. Whether you're a first-time buyer, downsizer, or investor, this home offers an unbeatable combination of location, lifestyle, and value. Contact your favourite Realtor today and book a viewing to find out why this could be a smart move for you!