



THE
A-TEAM

**RE/MAX
FIRST**

220 12 Avenue #1701, Calgary T2G0R5

MLS® #: **A2119808**

Area: **Beltline**

Listing Date: **04/03/24**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **796**
Low Sqft:
Ttl Sqft: **796**

DOM

46

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Concrete**
Flooring: **Ceramic Tile,Cork**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`3" x 11`4"
Kitchen With Eating Area	Main	11`2" x 14`4"
Dining Room	Main	11`1" x 10`4"
4pc Ensuite bath	Main	6`3" x 8`8"
Balcony	Main	6`7" x 5`1"
Walk-In Closet	Main	6`5" x 7`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`0" x 9`0"
Living Room	Main	11`3" x 11`3"
4pc Bathroom	Main	5`3" x 8`0"
Entrance	Main	7`8" x 5`4"
Laundry	Main	2`11" x 3`2"

Legal/Tax/Financial

Condo Fee:
\$631

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0915219**

Remarks

Pub Rmks: **KEYNOTE 1 -Welcome Home, 2 Bed 2 Bath End/Corner Unit w/ underground heated parking! This beautiful executive condo is located in the heart of the Beltline/Victoria Park. Beautiful Mountain and City views from every room! Features cork flooring, stylish kitchen with two tone cabinetry, stainless steel appliances, granite counter tops throughout and large island. Generous dining area and main living room giving you spectacular views day or night from the floor to ceiling windows. Both bedrooms give you the same floor to ceiling windows. The master bedroom has a walk in closet and 4pc ensuite bathroom. There is 4 pc main bathroom and great size second bedroom. There is also the convenient in-suite laundry. Included is a titled underground parking stall and titled storage. Keynote 1 offers a fabulous gym, jacuzzi, rec room with pool table. Direct access to Sunterra Market, rooftop patio.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









