



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #2904, Calgary T2G0G3

MLS® #: **A2157028** Area: **Beltline** Listing Date: **08/19/24** List Price: **\$336,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Finished Floor Area

Abv Sqft: **522**
 Low Sqft:
 Ttl Sqft: **522**

DOM

30
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Stall

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard,Other**

Construction: **Brick,Concrete,Metal Siding ,See Remarks**
 Flooring: **Hardwood,Laminate,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9' 2" x 7' 10"	3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$490** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **1312394**

Remarks

Pub Rmks: **LUXURY unit on PENTHOUSE level with unobstructed view of the city, situated in the highly sought after downtown location of VICTORIA PARK and within the walk-zone of the famous Western Canada High School. This unit boast 9' ceiling with full windows of spectacular views of the East Village, Fort Calgary, and SUN RISING.**

**It is well planned with one bedroom and one full bath, granite counter-tops, engineered HARDWOOD floors, SS appliances and in-suite laundry. This HIGH-END air conditioned complex has keyless main entry and heated titled underground parking and titled underground storage. You can also enjoy the spacious residents' lounge/recreation room with pool table, wet bar, large screen TV and BBQ area, fitness facilities, furnished guest suites, 24 hour security with surveillance cameras, and secured elevator access. The Sunterra Market is just down stairs within the Keynote, where you can find onsite restaurant, deli, private meeting area, and outdoor patio/pub. The building is a step a way from newly build playground "Pixel" park with fenced dog park, there is another dog park also a step away. Call seller directly
Honestdoor Inc.**

Inclusions:
Property Listed By:

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