



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #2009, Calgary T2G 0G3

MLS®#: **A2157502**

Area: **Beltline**

Listing Date: **08/13/24**

List Price: **\$339,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **542**
Low Sqft:
Ttl Sqft: **542**

DOM

36
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,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 7`5"	Kitchen	Main	9`4" x 7`3"
Dining Room	Main	9`2" x 10`9"	Living Room	Main	15`3" x 13`8"
Bedroom - Primary	Main	11`7" x 9`8"	Walk-In Closet	Main	3`9" x 6`8"
Office	Main	4`0" x 5`10"			

Legal/Tax/Financial

Condo Fee:
\$527

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1312394**

Remarks

Pub Rmks: **Discover elevated urban living with this exceptional 1-bedroom suite on the 20th floor of Keynote 2. This stunning South-West facing suite boasts unparalleled views of the cityscape and the majestic Rocky Mountains. Features include floor to ceiling windows, great size kitchen and living spaces, full size appliances, a walk-in closet and a work station (Desk included). Parking is on P3 and right next to the elevators(#299). Storage locker is also steps away from the parking stall (#585). Keynote offers an array of premium amenities, including a state-of-the-art fitness center with hot tub, a stylish social lounge, guest suites, bike storage, outdoor courtyard, and direct access to a Sunterra. Well located just a few blocks away from stampede park and the downtown core... why rent when you can own? Comparable suites are renting for \$2200/month. Brand new carpet and hardwood floors were just installed and the walls were recently painted. Don't miss out and book your tour today!**

Inclusions: **Desk**
Property Listed By: **City Homes Realty**

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







