



THE
A-TEAM

**RE/MAX
FIRST**

220 12 Avenue #902, Calgary T2G 0Z7

MLS® #: **A2162114**

Area: **Beltline**

Listing Date: **09/03/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **825**
Low Sqft:
Ttl Sqft: **825**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|---------------------|
| Living Room | Main | 15`0" x 9`4" |
| Dining Room | Main | 8`0" x 8`0" |
| Bedroom | Main | 11`6" x 8`7" |
| 3pc Bathroom | Main | |
| Balcony | Main | 6`0" x 5`6" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|
| Kitchen | Main | 10`6" x 8`10" |
| Bedroom - Primary | Main | 14`2" x 11`11" |
| Laundry | Main | 4`9" x 3`5" |
| 5pc Ensuite bath | Main | |
| Balcony | Main | 11`5" x 5`8" |

Legal/Tax/Financial

Condo Fee:
\$649

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0915219**

Remarks

Pub Rmks: **Fantastic views and natural light from every window in this stunning executive condo located at Keynote One, in the heart of Calgary's Beltline. Perfect for professionals who love being close to work, the new Library, Stampede Park, and the vibrant East Village with its entertainment, restaurants, and amenities. On the main floor of the complex you've got Sunterra Market, Starbucks, restaurants, and a craft beer store. This spacious two-bedroom, two-bathroom condo with two balconies boasts 9-foot ceilings and floor-to-ceiling windows showcasing views of the Beltline, mountains, and downtown. The open-concept kitchen features granite countertops, stainless steel appliances, and cork flooring. The master bedroom offers a large walk-in closet with custom shelving from California Closets and a double-sink ensuite. You'll also enjoy in-suite laundry, two titled storage lockers, and a titled parking spot conveniently located near the elevators. The building's amenities are the best out there, including a fully equipped gym and cardio room, a hot tub, an owner's lounge with a kitchen, a rooftop terrace, and two guest suites available for rent.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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