



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 11 Avenue #808, Calgary T2G 0G3**

MLS® #: **A2163848**

Area: **Beltline**

Listing Date: **09/07/24**

List Price: **\$322,000**

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: **548**  
Low Sqft:  
Ttl Sqft: **548**

DOM

**11**  
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: **Parkade,Stall,Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Closet Organizers,Open Floorplan,See Remarks**  
Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>        | <u>Level</u> | <u>Dimensions</u>    |
|---------------------|--------------|----------------------|--------------------|--------------|----------------------|
| <b>Bedroom</b>      | <b>Main</b>  | <b>39`4" x 9`10"</b> | <b>Living Room</b> | <b>Main</b>  | <b>20`9" x 10`5"</b> |
| <b>Laundry</b>      | <b>Main</b>  | <b>6`6" x 4`8"</b>   | <b>Kitchen</b>     | <b>Main</b>  | <b>6`6" x 10`5"</b>  |
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>5`0" x 9`5"</b>   |                    |              |                      |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$435**

**Fee Simple**

**DC**

Fee Freq:

**Monthly**

Legal Desc: **1312394**

Remarks

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Pub Rmks: **THIS IS THE ONE! Welcome to your new urban retreat in the heart of Beltline! This exquisite one-bedroom, one-bath condo in the Keynote 2 building offers an unparalleled living experience with stunning city and mountain views you'll enjoy every day. Step into a stylish open-concept living space featuring floor-to-ceiling windows in your living room and bedroom that flood the home with natural light. The modern kitchen is every meal prepping, hosting, or at home chef's delight with elegant granite countertops, and stainless steel appliances, all with a view! Enjoy the convenience of a titled parking stall, a dedicated storage locker, and exclusive access to top-notch amenities including a well-equipped Weight Room & Cardio Centre and a rooftop patio where you can unwind and take in the dreamy views. Imagine starting your day with a stroll across to Sunterra Market for a fresh coffee or to pick up your groceries. With all this and more, this condo is an irresistible opportunity to embrace a vibrant city lifestyle. Don't miss out on this chance to own a piece of Calgary's luxury living—schedule your viewing today!**

Inclusions:

**N/A**

Property Listed By:

**Westen Elite Real Estate**

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