



THE A-TEAM

RE/MAX FIRST

220 12 Avenue #501, Calgary T2R 0R5

MLS® #: A2165131 Area: Beltline Listing Date: 09/12/24 List Price: \$425,000
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:

Access:

Lot Feat:
Park Feat: Parkade, Underground

Finished Floor Area

Abv Sqft: 843
Low Sqft:
Ttl Sqft: 843

DOM

7
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Hot Water, Radiant
Sewer:
Ext Feat: Balcony, Courtyard, Storage, Uncovered Courtyard

Construction: Concrete
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen (12'7" x 8'9"), Laundry (3'6" x 3'0"), 3pc Bathroom, Bedroom (11'8" x 9'5"), Living/Dining Room Combination, Bedroom - Primary, and 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$659

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 0915219

Remarks

Pub Rmks: **This stunning 2-Bedroom corner condo in Keynote 1 has poured concrete walls to give you the privacy that you want. Beautifully updated this 2-bed/ 2-bath offers sleek design and modern finishes, this condo offers a true urban sanctuary. Highlights include 9-foot ceilings, luxurious vinyl plank flooring, premium stainless steel appliances, and breathtaking floor-to-ceiling windows that flood the space with natural light southwest sunlight. Over 25-linear feet of windows are in the main living space. Window coverings are included along with central air conditioning which ensures year-round comfort. The spacious primary suite easily accommodates a king-sized bed and features a walk-through closet leading to a private ensuite, creating your perfect retreat. You'll appreciate the custom, California closet systems with tailored shelving, drawers and hanging options in both closets. Living in this desirable downtown building means enjoying an array of top-notch amenities, including a fully equipped weight room, cardio room, an owners' lounge (complete with TVs, a kitchen, a pool table, and outdoor entertaining spaces); residents also benefit from Sunterra Market (an elevator ride away) guest suites, bike storage, and an on-site manager for added convenience. For those taking in cultural events, galleries and theater, this is a premier location; the finest shops and restaurants are within walking distance. This central address is adjacent to the Saddledome and Stampede grounds, a favourite destination. Titled parking and a titled storage unit are also included, offering even more value to this already outstanding property. Keynote has easy access to major roadways, the bike lanes along 12th ave and +15 access just 2-blocks away. Experience the epitome of modern urban living—schedule your private tour today!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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











