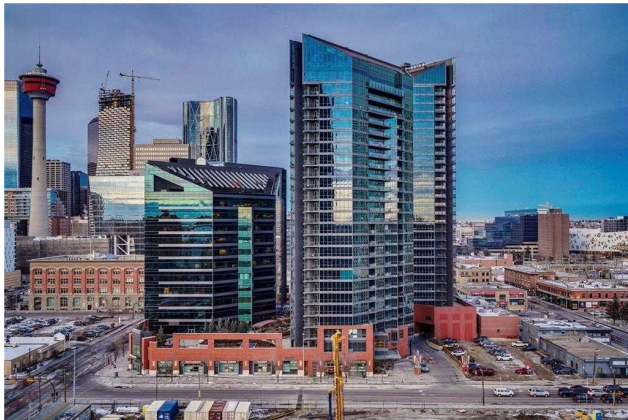


225 11 Avenue #1005, Calgary T2G 0G3

MLS®#: **A2166446** Area: **Beltline** Listing Date: **09/17/24** List Price: **\$436,500**
 Status: **Active** County: **Calgary** Change: **-\$10k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **786**
 Low Sqft:
 Ttl Sqft: **786**

DOM
95
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof: **Flat** Construction: **Concrete**
 Heating: **Baseboard** Flooring: **Carpet, Ceramic Tile**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`5" x 11`3"	Bedroom - Primary	Main	10`7" x 10`1"
Living Room	Main	10`8" x 12`1"	Dining Room	Main	7`10" x 9`6"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	12`11" x 11`2"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$633** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1312394**

Remarks

Pub Rmks: **Discover this exceptional and tastefully furnished 10th-floor corner unit in the coveted glass-and-concrete Keynote II building. This rare 2-bedroom, 2-bathroom home boasts floor-to-ceiling windows, engineered hardwood floors, stainless steel appliances, and granite countertops throughout, offering both style and function. The open-concept living and dining area showcases stunning city views, while the bedrooms feature upgraded ceiling fans and central air conditioning for added comfort. Additional highlights include in-suite full-size stacked laundry, Moen faucets, Nysan "green screen" roller blinds, and an upgraded LED lighting package. Located in the trendy Beltline district, Keynote II provides a prime location with an abundance of amenities. The building includes a fitness center, a Jacuzzi/hot tub, common areas, owner suites with TVs, guest suites, and easy access to the Sunterra Market, Starbucks, and a liquor store—all within the complex. Sunterra offers ready-made food, a café serving breakfast, lunch, and dinner, and you're within walking distance of local restaurants, the LRT, Central Memorial Park, and entertainment options like the Saddledome, Stampede grounds, and a nearby casino. This unit comes with a heated, underground titled parking stall and one of the highly sought-after titled storage lockers. Keynote is renowned for its safety and high standard of maintenance, making it an ideal urban retreat. Don't miss this opportunity to make this your downtown home—furniture is negotiable, including a custom sofa and bar stools. ****Note****: Condo fees include the unit, parking, and storage.**

Inclusions: **all furniture is negotiable**
Property Listed By: **MaxWell Capital Realty**

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





