

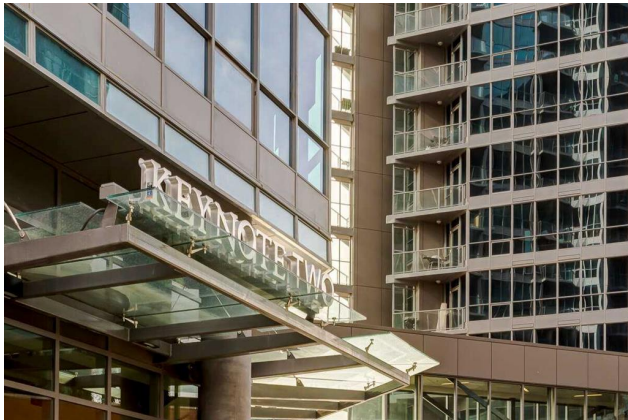


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 11 Avenue #1704, Calgary T2G 0G3**

MLS® #: **A2169883**      Area: **Beltline**      Listing Date: **10/01/24**      List Price: **\$309,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$4k, 22-Nov**      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:

Access:

Lot Feat: **City Lot**  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **493**  
 Low Sqft:  
 Ttl Sqft: **493**

DOM

**113**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat, Metal**  
 Heating: **Forced Air, Natural Gas, Radiant**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Elevator, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 8`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$475**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Legal Desc:

1312394

Monthly

Remarks

Pub Rmks:

**For more information, please click on Brochure button below. Exceptional value awaits in this move in ready, 1 bedroom, 1 bathroom condo in KeyNote 2. Located in a prime spot, just steps from Sunterra Market, downtown, LRT, Elbow River pathways, and Stampede Park, this unit offers both convenience and luxury. The space is filled with natural light thanks to floor-to-ceiling windows that provide stunning views. Hardwood flooring with cork underlay adds both style and comfort, while granite countertops and a large kitchen island offer plenty of space for cooking and entertaining. The modern kitchen is outfitted with stainless steel appliances and sleek contemporary finishes throughout. The bedroom is equally impressive, featuring a large window and a walk-in closet with a custom California Closet system for maximum efficiency. KeyNote 2 is a well-maintained building with first-class amenities, including a fitness center, hot tub, lounge, guest suite, and a Plus15 rooftop terrace. This unit also comes with a titled underground parking spot, making it a perfect choice for those looking for a stylish, low-maintenance home in a fantastic location. Additionally, the entire unit was repainted in 2021, giving it a fresh, modern look.**

Inclusions:

**Fully Furnished**

Property Listed By:

**Easy List Realty**

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





