



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #2203, Calgary T2G 0G3

MLS® #: **A2175477**

Area: **Beltline**

Listing Date: **10/25/24**

List Price: **\$335,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **545**

Low Sqft:

Ttl Sqft: **545**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

39

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

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

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room Level Dimensions
Living Room **Main** **11`10" x 11`6"**
Kitchen **Main** **9`9" x 7`7"**
4pc Bathroom **Main**

Room Level Dimensions
Dining Room **Main** **8`9" x 6`3"**
Bedroom - Primary **Main** **12`9" x 9`6"**
Laundry **Main**

Legal/Tax/Financial

Condo Fee: **\$460**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1312394**

Remarks

Pub Rmks: **Welcome home! This bright 1 bedroom, 1 bath condo is located on the 22nd floor, has wonderful downtown views and plenty of natural light from the floor-to-ceiling windows in the living room. The modern kitchen has stainless steel appliances, plenty of cabinets, granite counters and a peninsula island with breakfast bar and overlooks the dining room and living room. The bedroom also has a bank of floor to ceiling windows to enjoy the view and a walk-in closet. The 4 piece bath with soaker tub and convenient insuite laundry complete this home. You also have a titled parking spot in the heated underground parkade. The Keynote 2 is a well-maintained building with plenty of amenities, including a fitness center, hot tub, lounge, guest suite, and a Plus15 rooftop terrace. Located in a prime spot, just steps from Sunterra Market, Starbucks, the LRT, Elbow River pathways, Stampede Park, the up-and-coming new entertainment district and walking distance to downtown. Don't miss out on this great home!**

Inclusions: **all window coverings**
Property Listed By: **RE/MAX First**

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







