



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #2305, Calgary T2G 0G3

MLS® #: **A2180465** Area: **Beltline** Listing Date: **12/04/24** List Price: **\$428,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Feb** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **773**
 Low Sqft:
 Ttl Sqft: **773**

DOM

80
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof: **Flat**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other,Playground,Storage**

Construction: **Brick,Mixed,Stucco**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`6" x 13`1"	Bedroom - Primary	Main	15`8" x 11`6"
Bedroom	Main	12`9" x 11`8"	4pc Ensuite bath	Main	7`7" x 4`11"
3pc Bathroom	Main	7`8" x 7`1"	Laundry	Main	11`0" x 0`0"
Kitchen	Main	16`6" x 10`11"	Foyer	Main	5`11" x 3`8"
Balcony	Main	5`5" x 5`4"			

Legal/Tax/Financial

Condo Fee: \$747	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **1312394**

Remarks

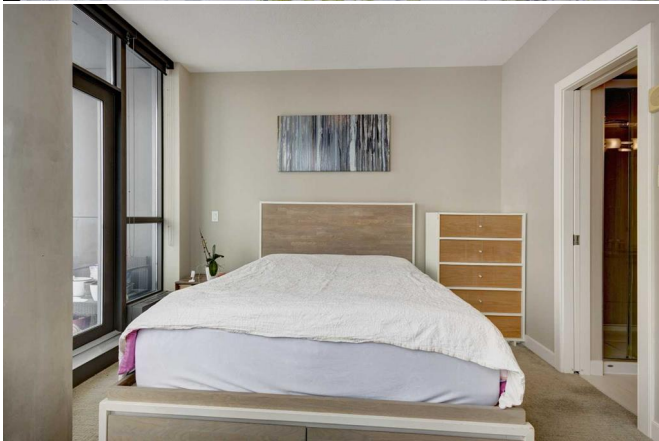
Pub Rmks: **You won't be disappointed with this beautiful END UNIT in Keynote II, which boasts the largest titled storage in the building. It features engineered hardwood flooring, southeast exposure, and floor-to-ceiling windows that bring abundant sunlight and natural light into the living room and bedrooms. All countertops in the unit are granite. The living room offers a stunning 180° view of the city and provides ample space for a comfortable couch. The modern white kitchen has a breakfast bar, plenty of cabinetry, and stainless steel appliances. There is also a cozy, open dining area perfect for you and your guests. The primary bedroom includes a walk-through closet leading to a spacious 4-piece ensuite. The unit also features a second bedroom with access to a balcony that offers SOUTH SUNNY EXPOSURE. For added convenience, there is a door to a 3-piece full bathroom with a large, functional countertop. The unit comes with in-suite laundry, heated titled parking, and additional storage! Did I mention this unit has the largest storage compared to other units in the building? Keynote II offers almost every amenity you need, including a 24-hour gym, two guest suites, a lounge for visitors, and a physio office on the second floor. It's within walking distance to Sunterra Market via the +15 skybridge, only 10 minutes to the City Hall & Victory park/Stampede C-Train station, and close to the Central Library and Bow Valley College. There are also many restaurants, bars, and shops nearby. The condo fee was recently updated on October 1st and includes the unit, parking, and storage.**

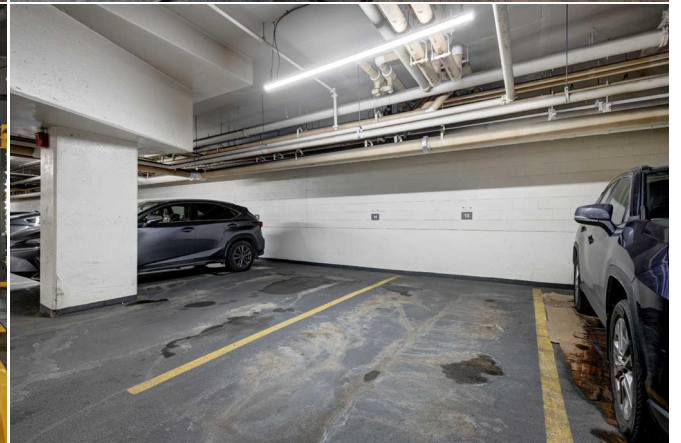
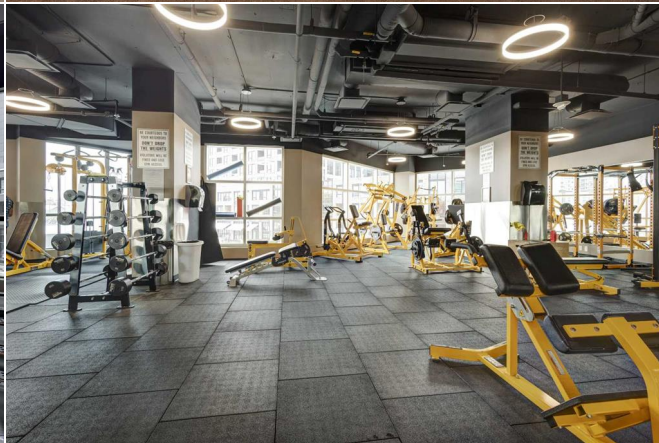
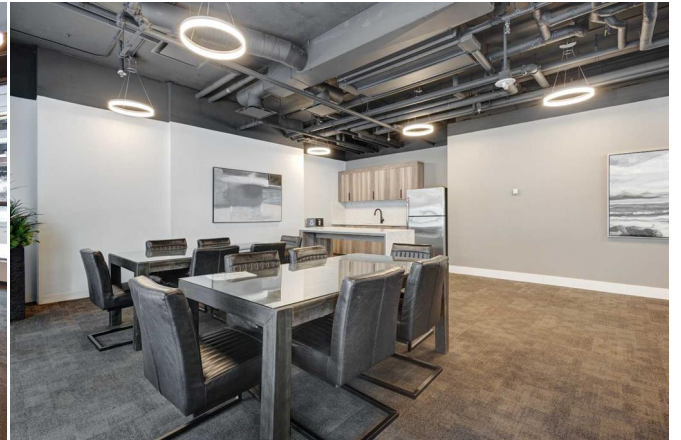
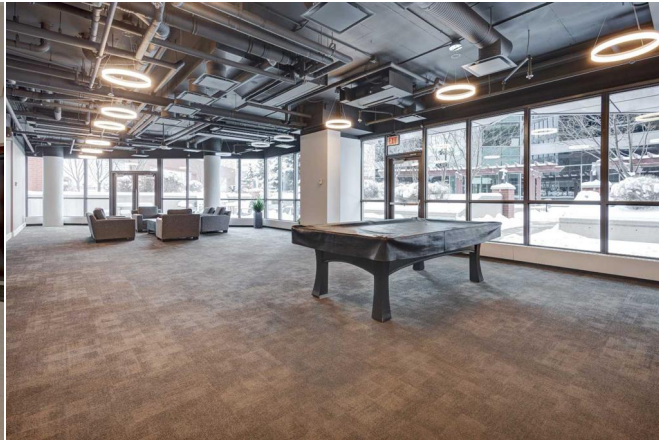
Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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





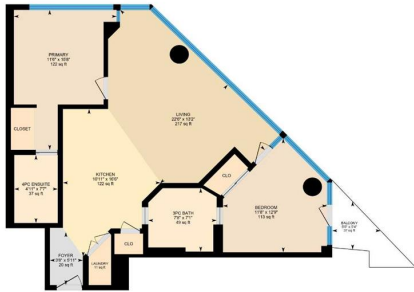






2305-225 11 Ave SE, Calgary, AB

Main Floor Interior Area 773.03 sq ft



0 4 8 ft

PREPARED 2024/1/08



While regions are excluded from this floor area in GLCCE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.