



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #910, Calgary T2G 0G3

MLS® #: **A2183035**

Area: **Beltline**

Listing Date: **12/12/24**

List Price: **\$423,500**

Status: **Active**

County: **Calgary**

Change: **None**

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

9

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Elevator**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|--------------------------|-------|---------------|
| Living Room | Main | 18`3" x 12`9" | Kitchen With Eating Area | Main | 11`3" x 8`3" |
| Bedroom - Primary | Main | 11`1" x 10`4" | Bedroom | Main | 10`8" x 10`2" |
| 4pc Bathroom | Main | 9`11" x 5`9" | 3pc Ensuite bath | Main | 7`3" x 7`0" |
| Laundry | Main | 5`4" x 5`0" | Foyer | Main | 5`9" x 3`11" |

Legal/Tax/Financial

| | | |
|----------------------------|-----------------------------|----------------------|
| Condo Fee: \$738 | Title: Fee Simple | Zoning: DC |
| Legal Desc: 1312394 | Fee Freq: Monthly | |

Remarks

Pub Rmks: **A sunny southwest corner that's warm and inviting to come home to. Freshly painted and ready to move in, this two bedroom, two bathroom apartment in Keynote2 is a wonderfully convenient home for busy professionals. Amenities close at hand including Sunterra Market, Starbucks, a liquor store plus many local restaurants and shopping. Engineered Oak floors bathed in sunlight that streams in through the floor to ceiling windows, all outfitted with roller shades. Nice spacious and open Living room, Kitchen and Dining rooms offer comfort and style. The Primary suite enjoys an Ensuite bath and built in closet storage and hanging room. In Suite Laundry with full size stacking washer and dryer included. A single indoor title parking stall also included. The well equipped gym plus the walkability of this location will work to your advantage. As are the Guest suites and Owners Lounge also available on level 2. Vacant and ready for an immediate possession. Have a look today.**

Inclusions: **none**

Property Listed By: **RE/MAX Real Estate (Central)**

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











