



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #910, Calgary T2G 0G3

MLS® #: **A2186466**

Area: **Beltline**

Listing Date: **01/09/25**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Finished Floor Area

Abv Sqft: **786**
Low Sqft:
Ttl Sqft: **786**

DOM

13

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Chandelier, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	Level 4	9`11" x 5`9"	3pc Ensuite bath	Main	7`3" x 7`0"
Foyer	Main	5`9" x 3`11"	Laundry	Main	5`4" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$738

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1312394**

Remarks

Pub Rmks: **This bright, sunny and inviting 2 bedroom, 2 bathroom condo on the southwest corner of KeyNote 2 is the perfect home for an active lifestyle. Amenities close at hand include Sunterra Market, Starbucks, a liquor store plus many local shops and restaurants. Beautiful wide plank engineered Oak floors are bathed in warm sunlight that streams through the floor to ceiling windows offering glimpses of the Rocky Mountains and downtown skyline. Spacious open design living room, dining room and kitchen offer comfort and style. With the Primary Suite and second bedroom on either sides of the apartment, both with ensuite baths, it works well for room mates and guests. In suite laundry includes stacking washer and dryer. A single titled parking stall is also included. Check out the well equipped gym, the Guest Suite and the Owner's Lounge on level 2. This wonderful home is Vacant and freshly painted, ready for a quick possession. Come see the benefits of living at KeyNote 2.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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











