

225 11 Avenue #910, Calgary T2G 0G3

Beltline List Price: \$409,900 MLS®#: A2186466 Area: Listing 01/09/25

Status: Active None Association: Fort McMurray County: Calgary Change:

Date:

General Information

Prop Type: Sub Type: City/Town: Calgary

2013 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat:

Residential **Apartment**

Finished Floor Area Abv Saft:

> Low Sqft: Ttl Sqft:

786

786

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

13

Ttl Park: 1 1 Garage Sz:

2 (2)

2.0 (2 0)

High-Rise (5+)

Parkade, Underground

Utilities and Features

Roof: Flat Construction:

Heating: **Baseboard** Concrete

Sewer:

Ext Feat: Balcony Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings Kitchen Appl:

Int Feat: Breakfast Bar, Chandelier, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)

Utilities:

Room Information

Level <u>Level</u> <u>Room</u> **Dimensions Dimensions** Room Main 18`3" x 12`9" Kitchen With Eating Area Main 11`3" x 8`3" **Living Room Bedroom - Primary** Main 11`1" x 10`4" **Bedroom** Main 10`8" x 10`2" Level 4 9`11" x 5`9" 4pc Bathroom 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: Title: Zoning: \$738 **Fee Simple** DC

Fee Freq: Monthly

Legal Desc: **1312394**

Remarks

Pub Rmks:

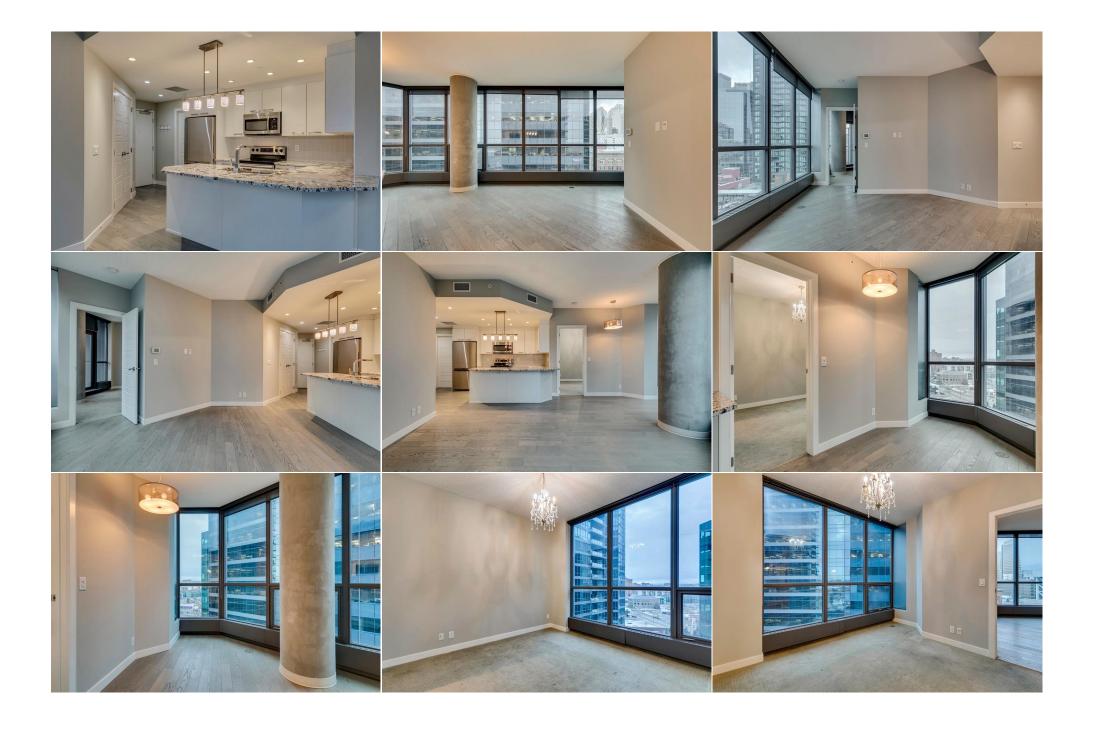
This bright, sunny and inviting 2 bedroom, 2 bathroom condo on the southwest corner of KeyNote 2 is the perfect home for an active lifestyle. Amenities close at hand include Sunterra Market, Starbucks, a liquor store plus many local shops and restaurants. Beautiful wide plank engineered Oak floors are 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.

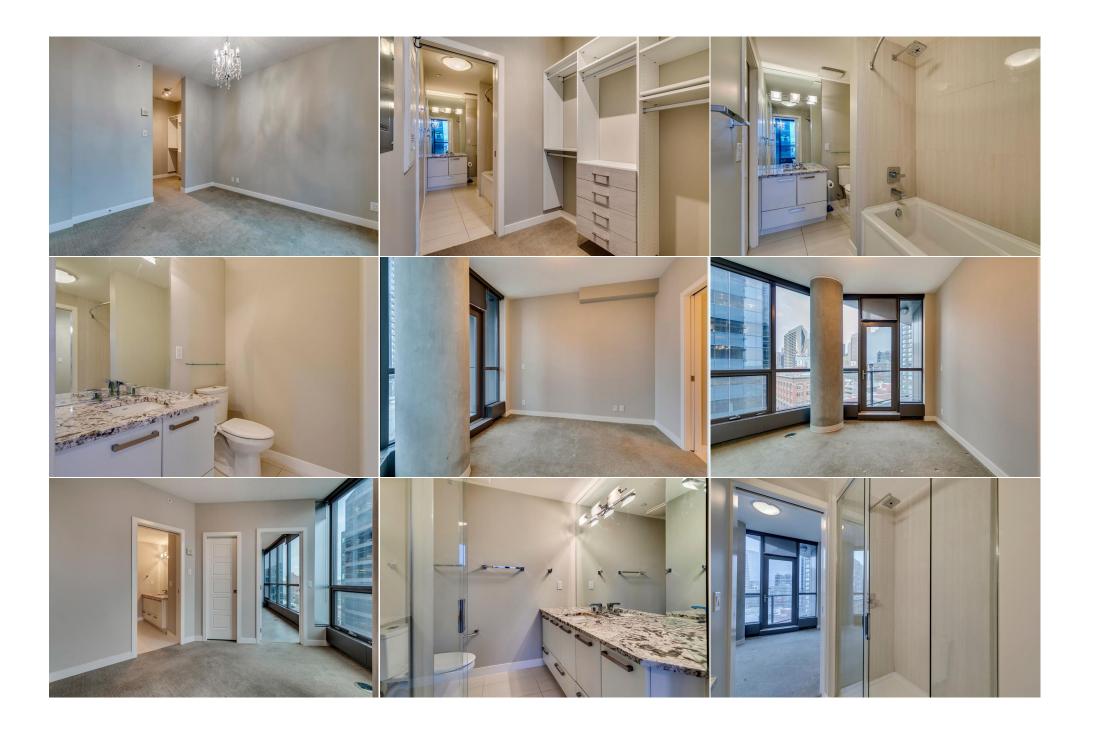
Inclusions: N/A

Property Listed By: RE/MAX Complete Realty

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





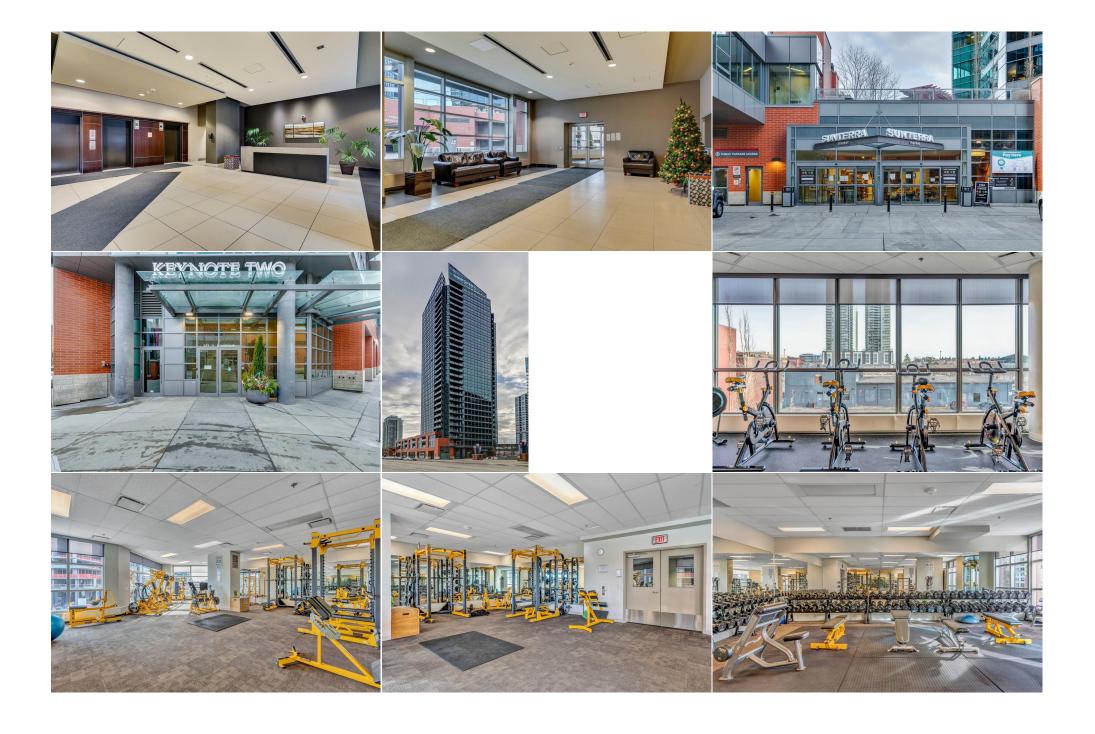














Shop