



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 11 Avenue #1704, Calgary T2G 0G3**

MLS® #: **A2192332**

Area: **Beltline**

Listing Date: **02/15/25**

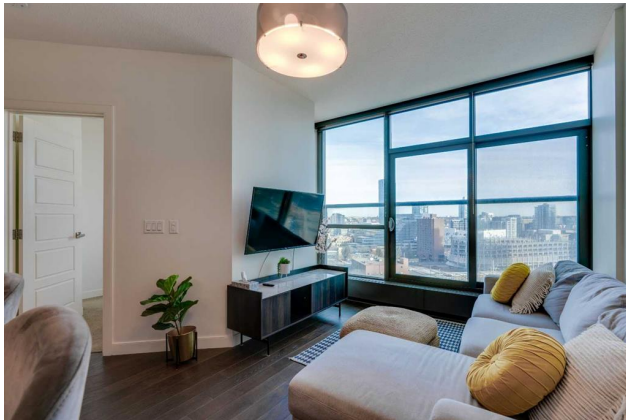
List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **499**  
Low Sqft:  
Ttl Sqft: **499**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**7**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`1" x 17`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 14`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$510**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: 1312394

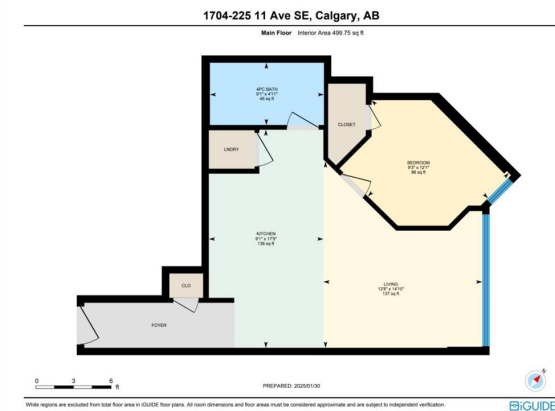
Remarks

Pub Rmks: **MOVE-IN-READY 1-BED/1-BATH CONDO WITH TITLED PARKING, A/C, AND PREMIUM AMENITIES IN BELTLINE! ALL THE WAY UP** on the 17th floor of the prestigious Keynote 2, is a bright and modern 1-bedroom / 1-bathroom condo in the heart of Downtown Calgary. This unit offers a well-designed living space, featuring floor-to-ceiling windows that flood the interior with natural light and showcase STUNNING city views. This is a perfect place to call home for the professional looking for convenient access into downtown. Excellent creature comforts within such as a large island that can seat up to 4 guests, stainless steel appliances, well thought out living space large enough for a cozy sectional for lazy Sundays and a walk-in California closet. This home was well taken care of by the previous owners and was also recently entirely repainted in 2021. In-suite laundry, central air conditioning for year-round comfort, and a titled underground parking are all included in your new home! Keynote 2 is renowned for its EXCEPTIONAL amenities, such as a state-of-the-art fitness centre, owners' lounge with flat-screen TVs and a pool table, two guest suites, and a rooftop terrace. The building also offers direct access to Sunterra Market which is located on the 1st floor, making grocery shopping a breeze. With everything just an elevator ride away, convenience is at your doorstep. You also have access to many transit options including the LRT that runs through the entire city which means you are never too far from the action! Situated in a prime location in Calgary's vibrant Beltline community, you're steps away from endless attractions including Stampede Park, entertainment venues, restaurants & dining, and more. Jumping in the car: Airport is a 23 min drive (19.6KM) & Banff is a 1 hr 26 min drive (128KM).

Inclusions: N/A  
Property Listed By: RE/MAX First

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





While figures are excluded from this floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

