



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #1903, Calgary T2G 0G3

MLS®#: **A2192341**

Area: **Beltline**

Listing Date: **02/04/25**

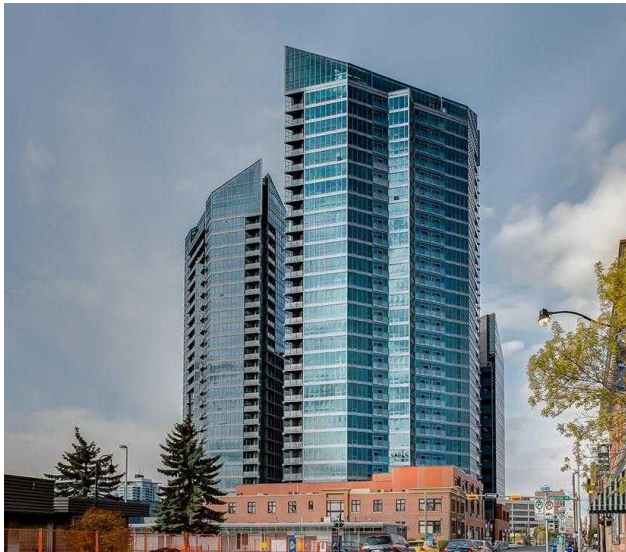
List Price: **\$324,900**

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: **540**

Low Sqft:

Ttl Sqft: **540**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

18

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **None**

Construction: **Concrete,Metal Siding**

Flooring: **Carpet,Tile,Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`8" x 9`5"
Living/Dining Room Combination	Main	15`10" x 17`8"
Laundry	Main	3`1" x 3`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`4" x 4`11"
Kitchen	Main	15`10" x 11`9"

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1312394**

Remarks

Pub Rmks: **19th FLOOR | VACANT | CORNER UNIT | WRAP AROUND WINDOWS | FLOOR TO CEILING WINDOWS | UNDERGROUND PARKING | FITNESS CENTRE, SAUNA, HOT TUB all HIGH-END AMENITIES, AND BREATHTAKING CITY + STAMPEDE VIEWS—all in a PRIME DOWNTOWN LOCATION. KEYNOTE offers the ultimate CALGARY experience, just steps away from the SCOTIABANK SADDLEDOME, CALGARY STAMPEDE PARK, STEPHEN AVENUE, CORE SHOPPING CENTRE, BOW RIVER, 17TH AVENUE, EAST VILLAGE, AND INGLEWOOD. This IMPECCABLY MAINTAINED CONDO boasts 9 FT CEILINGS, recently updated flooring, an EXPANSIVE BEDROOM with STUNNING CITY VIEWS and a WALK-IN CLOSET, and a BEAUTIFULLY DESIGNED 4-PIECE BATHROOM with GRANITE COUNTERTOPS and ELEGANT TILING. The kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES and SLEEK FLOOR-TO-CEILING WHITE CABINETRY. This unit also features an underground parking stall. Convenience is unmatched, with SUNTERRA MARKET AND STARBUCKS located RIGHT IN THE BUILDING, providing easy access to groceries, coffee, and essentials—without stepping outside on cold days. This won't last!**

Inclusions:
Property Listed By: **Murphy Bed
URBAN-REALTY.ca**

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



