

**225 11 Avenue #1206, Calgary T2G 0G3**

MLS® #: **A2195261** Area: **Beltline** Listing Date: **02/20/25** List Price: **\$325,000**  
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **560**  
 Low Sqft:  
 Ttl Sqft: **560**

DOM

**2**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick, Concrete, Metal Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 11`3"	Kitchen	Main	9`8" x 8`3"
Dining Room	Main	10`1" x 6`0"	Bedroom - Primary	Main	12`8" x 9`10"
4pc Ensuite bath	Main	8`9" x 4`11"	Walk-In Closet	Main	6`0" x 5`4"
Balcony	Main	6`0" x 5`7"			

Legal/Tax/Financial

Condo Fee: **\$563** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1312394**

Remarks

Pub Rmks: **Experience urban living at its finest in this stylish one-bedroom corner unit in Keynote 2. Thoughtfully designed with floor-to-ceiling windows, this home is filled with natural light, creating a bright and inviting atmosphere. A rare feature in the building, the private balcony extends your living space outdoors—perfect for enjoying morning coffee or taking in the stunning Stampede Park views. In the summer, you'll have a front-row seat to the nightly fireworks during the Calgary Stampede. The open-concept layout seamlessly connects the kitchen, dining, and living areas, offering functionality and a modern aesthetic. The kitchen is well-equipped with sleek cabinetry, granite countertops, and stainless steel appliances, while the extended island provides a perfect spot for casual dining and entertaining. The spacious bedroom includes a walk-through closet leading to a four-piece ensuite, offering comfort and convenience. Nine-foot ceilings enhance the sense of space, making this unit feel airy and open. Living in Keynote 2 means enjoying an exceptional lifestyle with direct indoor access to the adjacent Keynote 1 building, home to some of the best amenities in the city. Fitness enthusiasts will appreciate the two well-equipped gyms, including a cardio room with treadmills, ellipticals, and more, as well as a strength training area with squat racks, free weights, and resistance machines. Convenient change rooms make workouts even easier. Sunterra Market, located just downstairs, offers fresh groceries and gourmet meals, while MARKETbar, located on the third floor, provides fresh, casual dining in a modern setting with great views of the city. Nearby, you'll find Starbucks for your morning coffee and 5 Vines Wine, Craft Beer & Spirits for a great selection of beverages. Best of all, you can access the fitness facilities and Sunterra without stepping outside. Furthermore, there are Guest Suites available on the second floor, a carwash bay in the underground parking and bicycle storage. Residents enjoy a beautiful rooftop courtyard above Sunterra Market, offering a fantastic outdoor space to relax and unwind. This unit also includes underground parking and a large storage locker, adding extra value and convenience. With its unbeatable location, top-tier amenities, and a rare private balcony, this is a standout opportunity in one of downtown's most sought-after buildings. Don't miss your chance to own in Keynote 2!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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











