



THE
A-TEAM

**RE/MAX
FIRST**

225 11 Avenue #404, Calgary T2G 0G3

MLS® #: **A2200407**

Area: **Beltline**

Listing Date: **03/08/25**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **486**
Low Sqft:
Ttl Sqft: **486**

DOM

44

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,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	12`11" x 9`3"	Bedroom - Primary	Main	12`1" x 8`10"
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	10`2" x 8`6"
Laundry	Main	3`7" x 3`1"			

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1312394	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Experience exceptional value in this modern 1-bedroom, 1-bathroom condo with titled underground parking, located in the highly sought-after Keynote 2 building. Situated in the heart of Calgary's Beltline, this prime location is just steps from the Saddledome, LRT, Sunterra Market, and within walking distance to downtown, offering the perfect blend of convenience and vibrant city living. This stylish unit features 9-foot ceilings, rich hardwood flooring, and contemporary high-end finishes throughout. The open-concept layout is enhanced by expansive floor-to-ceiling windows, allowing for an abundance of natural light and stunning city views. The gourmet kitchen is both functional and elegant, boasting espresso cabinetry, granite countertops, stainless steel appliances, ample storage, and island seating for effortless entertaining. The spacious primary bedroom is a serene retreat, complete with floor-to-ceiling windows and a walk-in closet for optimal storage. The 4-piece bathroom features upgraded granite countertops and a deep soaker tub/shower combo, perfect for unwinding. Residents of Keynote 2 enjoy access to an array of premium amenities, including one of the best condo gyms in the city, an owners' lounge, rentable guest suites, and a shared rooftop patio. The building also offers +15 access to Keynote 1 and Sunterra market, enhancing convenience in all seasons. This unit includes titled underground parking and access to common bike storage, making it ideal for urban professionals or investors seeking a prime downtown property.</p>		
Inclusions:	n/a		
Property Listed By:	RE/MAX House of Real Estate		

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











