

**1408, 225 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2228311**



**\$274,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully appointed 1-bedroom, 1-bathroom condo on the 14th floor of the highly sought-after Keynote 2 building, located in the vibrant Beltline community. A prime location steps from Stampede Park, the Saddledome, & downtown amenities, this unit is perfect for professionals, investors, or those seeking a stylish urban lifestyle. Inside, you'll find 9-foot ceilings, central air conditioning, a modern kitchen with stainless steel appliances, & in-suite laundry. The spacious walk-in closet, private balcony, and contemporary finishes throughout make this apartment feel both functional & luxurious. This unit comes with titled heated underground parking & titled storage, plus access to secure underground bike storage. Keynote living means resort-style amenities, including: Two fully equipped fitness centres, owners' lounge with pool table, flatscreen TVs, partial kitchen & BBQ patio, two guest suites available for rent, Rooftop terrace(2nd Floor), direct indoor access to Sunterra Market, lower-level retail & services. All utilities are included except electricity, making budgeting simple. Enjoy direct access to public transit, the Bow River Pathways, East Village, & some of Calgary's best entertainment & dining venues—all just steps from your door. Don't miss your chance to own in one of downtown Calgary's premier buildings. Book your private showing today!