

**2206, 225 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2307084**



**\$319,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV Mount, Floating Shelf

Experience contemporary urban living in the highly desirable Keynote 2 complex, perfectly located in Calgary's vibrant Beltline district. This stylish 1-bedroom unit offers just under 600 sq. ft. of thoughtfully designed space, featuring a full 4-piece bathroom, titled underground parking, and titled storage. Step inside to rich hardwood flooring and a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas. Floor-to-ceiling windows fill the home with natural light and showcase stunning downtown Calgary views. The private balcony off the living room is the perfect spot to unwind on warm summer days. During Stampede you can watch the fireworks from the comfort of home. The sleek, modern kitchen is equipped with dark cabinetry, granite countertops, stainless steel appliances, and a functional island with breakfast bar seating, ideal for everyday living and entertaining. The spacious bedroom also features floor-to-ceiling windows and a generous walk-through closet that leads to the 4-piece bathroom. Additional highlights include in-suite laundry, secure underground parking, and titled storage. This well-managed building offers exceptional convenience, with parks, schools, public transit, and some of Calgary's trendiest shops and restaurants all within walking distance. Enjoy direct access to Sunterra Market for your everyday grocery needs, along with premium amenities such as a fitness centre, recreation room, and guest suites. Whether you're a first-time buyer, downsizer, or investor, this unit offers the perfect blend of comfort, style, and location in one of Calgary's most dynamic neighbourhoods. Don't miss this opportunity, book your private showing today!