

706, 220 12 Avenue SE
Calgary, Alberta

MLS # A2310155



\$299,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 558 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Cork, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 535 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: None

Welcome to Unit 706 in the highly sought-after Keynote 1 tower, ideally located in the heart of Calgary's vibrant Beltline. This well-maintained 1-bedroom, 1-bathroom condo features a bright open-concept layout with floor-to-ceiling windows, 9-foot ceilings, and beautiful southeast-facing views toward the Stampede Grounds and the new Scotia Place development. Freshly painted throughout, the unit offers granite countertops, stainless steel appliances, in-suite laundry, central air conditioning, and a private balcony perfect for enjoying the downtown skyline. Residents of Keynote 1 enjoy access to excellent amenities including a fully equipped fitness centre, owners lounge, guest suites, rooftop courtyard, secure underground parking, and on-site security. Conveniently connected to Sunterra Market, Starbucks, and just steps to downtown offices, restaurants, transit, the Stampede Grounds, and river pathways, this is urban living at its finest.