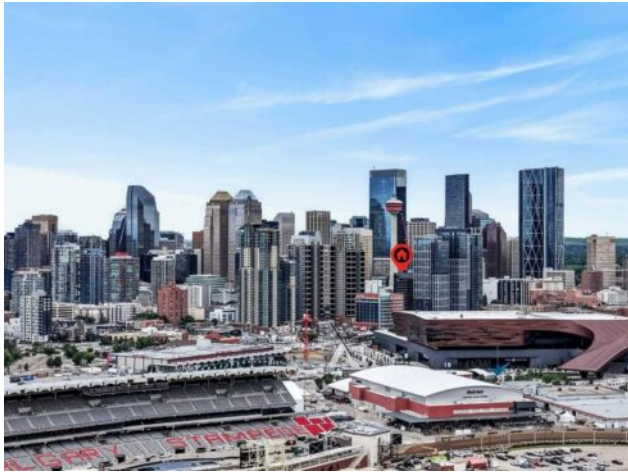


**2203, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2322636**



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 771
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	None		

Perched on the 22nd floor of the highly sought-after Keynote, this stunning 2-bedroom, 2-bathroom residence offers nearly 900 sq. ft. of sophisticated urban living with breathtaking panoramic views of downtown Calgary, the iconic Calgary Tower, and the Rocky Mountains beyond. Floor-to-ceiling windows flood the open-concept living space with natural light while showcasing spectacular west-facing vistas by day and dazzling city lights by night. Designed for both comfort and entertaining, the contemporary kitchen features sleek cabinetry, quartz countertops, premium stainless steel appliances, and a spacious breakfast bar perfect for casual dining or hosting guests. The bright and airy living area flows seamlessly onto a private balcony, creating the perfect setting to unwind and take in Calgary's ever-changing skyline. The spacious primary suite serves as a private retreat, complete with a walk-in closet and a beautifully appointed ensuite bathroom. A generous second bedroom and full bathroom provide flexibility for guests, a home office, or roommates. Additional features include in-suite laundry, secure underground parking, and a dedicated storage locker. Residents of Keynote enjoy access to exceptional amenities, including a state-of-the-art fitness centre, hot tub, owner's lounge and party room, bike storage, and concierge services. Located in the heart of the Beltline, you're just steps from the C-Train, Sunterra Market, top-rated restaurants, cafes, shopping, and Calgary's vibrant downtown core. This is your opportunity to experience elevated inner-city living in one of Calgary's premier condominium communities.