

1806, 225 11 Avenue SE
Calgary, Alberta

MLS # A2336200



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to Unit 1806 at 225 11 Avenue SE, located in the highly desirable Keynote 2 in the heart of Calgary's vibrant Beltline. This bright and modern 1-bedroom, 1-bathroom condo offers an open-concept layout with large windows that fill the home with natural light and showcase fantastic views toward the Stampede Grounds. During Calgary Stampede, enjoy a front-row view of the fireworks right from the comfort of your own home. The functional floor plan features a spacious living area, modern kitchen, and a convenient two-way bathroom that can be accessed from both the bedroom and main living area. The large windows create an open and airy atmosphere while making the city and Stampede views a standout feature of the home. Keynote offers an impressive selection of amenities, including a fully equipped fitness facility, owners' lounge with pool table and kitchen area, outdoor patio and BBQ space, guest suites, rooftop oasis, secure bike storage, and heated underground facilities. Sunterra Market is conveniently connected to the Keynote complex, making groceries, fresh food, coffee, and everyday essentials incredibly convenient. The location is perfect for anyone who enjoys downtown living. Stampede Park, the BMO Centre, CTrain stations, downtown offices, and Calgary's entertainment district are all within easy walking distance. The surrounding Beltline and Victoria Park neighbourhood is packed with restaurants, brunch spots, and coffee shops, with popular destinations such as ZCREW Cafe, Cafe 18g, Paradigm Spark, and many more nearby. You'll also have easy access to some of Calgary's best dining options throughout the Beltline and 17th Avenue area. Offering an unbeatable combination of views, convenience, building amenities, and walkability, this is an excellent home for professionals or anyone

looking to enjoy the best of Calgary’s inner-city lifestyle.