



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1405, 225 11 Avenue SE
Calgary, Alberta

MLS # A2301870



\$390,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Paved, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 816
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to elevated urban living in Keynote II, perfectly positioned in the heart of Calgary's vibrant Beltline. From the moment you step inside this exceptional 14TH FLOOR residence, you're greeted by an immediate sense of space, light, and openness that is rarely found in a two bedroom condo. Expansive FLOOR TO CEILING WINDOWS frame sweeping, unobstructed east facing views, filling the home with natural light from morning through evening. The thoughtfully designed OPEN CONCEPT LAYOUT creates a seamless flow between the kitchen, dining, and living areas, offering both comfort for everyday living and the perfect setting for entertaining. The layout is as functional as it is inviting, featuring TWO GENEROUSLY SIZED BEDROOMS POSITIONED ON OPPOSITE SIDES of the unit, each with its own adjacent bathroom. This "DUAL PRIMARY" configuration is ideal for professionals, couples, small families, or roommates seeking privacy and flexibility. At the heart of the home, the kitchen is equipped with GRANITE COUNTERTOPS and a full set of STAINLESS STEEL APPLIANCES, combining style and practicality for effortless day to day living. Beyond the interior, this home continues to deliver with a secure, heated titled UNDERGROUND PARKING STALL and an oversized titled STORAGE LOCKER, adding convenience and peace of mind. What truly sets this property apart is its unbeatable lifestyle location. With SUNTERRA MARKET conveniently located within the building and Market Bar just steps away, your daily essentials and dining options are always within reach. You're also moments from the LRT, Stampede Grounds, BMO Centre, Saddledome (new Scotia Place Arena), and Calgary's extensive +15 network, making it easy to stay connected to everything

downtown has to offer. Residents of Keynote II enjoy access to PREMIUM AMENITIES including a fully equipped fitness centre, guest suites, bike storage, and a beautifully designed outdoor terrace with a gas BBQ, perfect for relaxing or entertaining in the warmer months. Offering a rare combination of space, light, functionality, and location, this is a standout opportunity in one of Calgary's most sought after buildings.