



**GRASSROOTS**  
REALTY GROUP

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809, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2317276



**\$285,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 575 sq.ft.                         | Age:   | 2013 (13 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas         | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -      |
| Roof:       | -                              | Condo Fee: | \$ 509 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Brick, Concrete, Metal Siding  | Zoning:    | DC     |
| Foundation: | -                              | Utilities: | -      |
| Features:   | Breakfast Bar                  |            |        |

Inclusions: N/A

Welcome to Keynote 2, one of downtown Calgary's most sought-after residential towers. This well-appointed 1-bedroom, 1-bathroom condo includes titled underground parking and titled storage for added convenience. Residents enjoy access to a fully equipped fitness centre and premium building amenities. Ideally located in the heart of the Beltline, this home offers an exceptional walkability score with easy access to restaurants, caf  s, shopping, grocery stores, transit, and the CTrain. Whether you're a first-time buyer, investor, or urban professional, you'll appreciate being just steps from everything downtown Calgary has to offer.