



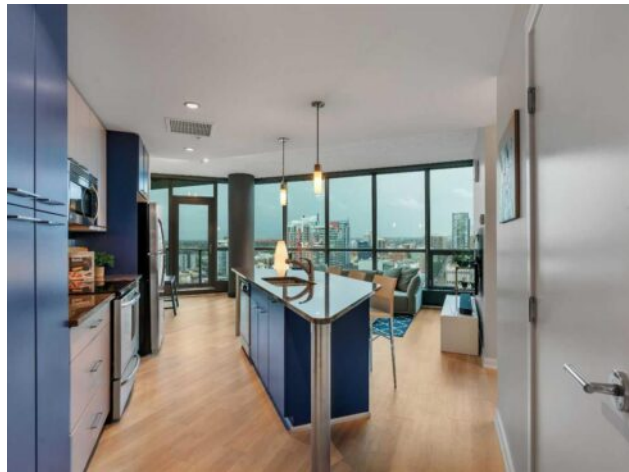
**GRASSROOTS**

REALTY GROUP

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2001, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2321960



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 740
<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>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Most furnishings included

From the 20th floor of Keynote One, the floor-to-ceiling windows put the Calgary skyline front and centre, with the Calgary Tower standing prominently in the foreground. Whether you're enjoying your morning coffee or watching the city lights come alive in the evening, it's a view you'll never grow tired of. Inside, this well-designed 2-bedroom, 2-bathroom condo offers an open layout that makes the most of both the living space and the views. Vinyl plank flooring runs throughout the main living area, creating a clean, modern look that's both stylish and practical. The kitchen opens seamlessly to the dining and living spaces, making it easy to entertain or simply enjoy everyday life with the cityline as your backdrop. Both bedrooms are filled with light and feature the same cityline view. The Primary bedroom includes a generously sized walk-through closet that leads to the 4-piece ensuite with a separate water closet. Keynote remains one of Calgary's most desirable condo buildings for good reason. Residents enjoy access to dual fitness centres, owners' lounge, guest suites, secure underground parking, bike storage, full-time on-site manager, and the convenience of Sunterra Market located right next door. Living here means being able to leave the car parked. Walk to downtown offices, the Stampede Grounds, Saddledome, East Village, restaurants, cafes, and the river pathways in minutes. For buyers looking for an authentic downtown lifestyle combined with one of Calgary's premier condo buildings, this is an opportunity worth seeing. This gorgeous apartment also includes all the main furnishings, perfect for first-time buyers or investors alike. Contact for further information.