

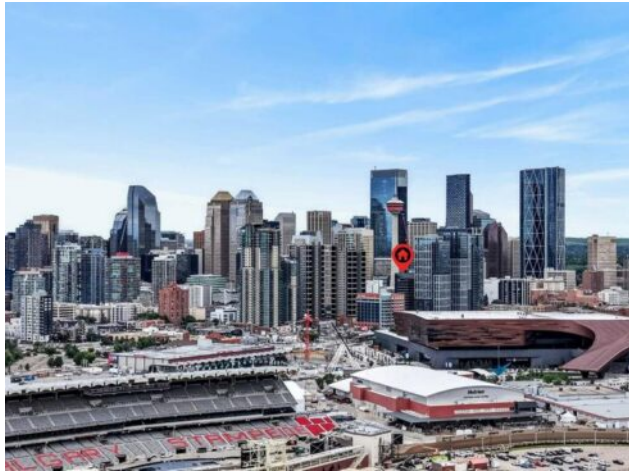


GRASSROOTS
REALTY GROUP

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2203, 220 12 Avenue SE
Calgary, Alberta

MLS # A2322636



\$400,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 771
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 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.