



GRASSROOTS
REALTY GROUP

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1910, 225 11 Avenue SE
Calgary, Alberta

MLS # A2326691



\$390,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 756
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Perched on the 19th floor, this impressive corner unit offers spectacular mountain and city views in the sought-after Keynote 2 complex. Featuring 2 bedrooms, 2 full bathrooms and a bright open-concept design, this well-maintained home is highlighted by floor-to-ceiling windows, 9' ceilings, central air conditioning, hardwood floors, designer lighting, granite countertops, full-height white cabinetry, stainless steel appliances and convenient in-suite laundry. The spacious primary bedroom features a walk-through closet leading to a stylish 4-piece ensuite, while the second bedroom offers its own private 3-piece ensuite and access to a balcony showcasing stunning views of the Calgary Tower and downtown skyline. This exceptional unit also includes titled heated underground parking and a titled storage locker. Keynote 2 is renowned for its outstanding amenities, including one of Calgary's premier fitness facilities, a hot tub, owners' lounge, guest suites and secure bike storage. Residents enjoy the ultimate urban lifestyle with direct access to Sunterra Market, its cafe; and grocery, plus Starbucks and 5 Vines conveniently located at the podium level. Step outside and you're just minutes from some of Calgary's most popular restaurants and cafes, including Ten Foot Henry, Native Tongues Taqueria, Yellow Door Bistro, Charcut Roast House and Cardinale, while the Stampede Grounds, Saddledome, BMO Centre, CTrain, Bow River pathways and the downtown core are all within easy walking distance. Whether you're looking for an executive home or an exceptional investment opportunity, this is downtown living at its finest. Book your private showing today!