



GRASSROOTS
REALTY GROUP

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502, 225 11 Avenue SE
Calgary, Alberta

MLS # A2327983



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Concrete

Foundation: -

Features: Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 606

LLD: -

Zoning: DC

Utilities: -

Inclusions: TV & Wall Mount

INVESTOR ALERT! FRIST TIME BUYERS!! You'll love this sunny west facing 1 bed/1 bath unit with contemporary finishes in the sought after KeyNote 2 building. The open concept living area is flooded with natural light, 9' ceilings and features a good sized kitchen with granite counters, flat panel white cabinetry & modern light fixtures. The spacious main living area has an ideal layout for dedicated dining & relaxing areas, perfect for entertaining, The primary bedroom features another large window & good sized walk-in closet w/organizers. The 4 pc bath & in unit laundry complete the unit. Additionally you'll have both one titled heated underground parking stall & a titled storage locker for added convenience. The KeyNote 2 building also features an expansive BBQ & picnic common area, fitness center, party room, guest suite, hot tub, car wash & bicycle storage. Sunterra Market is in the ground level of the building making your busy life easier, and the building is an easy walk to fantastic restaurants & bars, shopping, and Stampede Park & Victoria Park LRT, making commuting a breeze. A must see; book your showing today!