



GRASSROOTS
REALTY GROUP

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705, 220 12 Avenue SE
Calgary, Alberta

MLS # A2335726



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to urban living at its finest in Keynote 1. This beautifully maintained 7th floor condominium offers 2 bedrooms, 2 full bathrooms, and a bright southeast facing layout that fills the home with natural light while showcasing city views. The open concept design creates an inviting space for both everyday living and entertaining. The well appointed kitchen features granite countertops, ample cabinetry, and a functional layout overlooking the spacious living and dining areas. The primary bedroom includes a private ensuite, while the second bedroom and full bathroom provide excellent flexibility for guests, family, or a home office. Enjoy the convenience of in suite laundry, 1 titled underground parking stall, 1 titled storage unit and bike storage. Residents of Keynote One enjoy exceptional amenities, including a fitness centre, owners lounge, and direct access to shopping, restaurants, and everyday conveniences. Ideally located close to downtown, transit, parks, pathways, and entertainment, this is an outstanding opportunity for professionals, investors, or anyone seeking a vibrant inner city lifestyle.