



GRASSROOTS
REALTY GROUP

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1107, 225 11 Avenue SE
Calgary, Alberta

MLS # A2340245



\$269,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	492 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings		

Inclusions: n/a

Price Improvement, now \$269,000 - Experience contemporary urban living in the highly desirable Keynote 2 complex, perfectly located in Calgary's vibrant Beltline district. This stylish 1 bedroom unit features a bright, open concept layout connecting the kitchen and living room, with granite countertops and air conditioning throughout. The private west facing balcony off the living room is the perfect spot to unwind in the evening sun. The bedroom includes a walk in closet, while the 4 piece bathroom and in suite laundry round out this smart, low maintenance floor plan. The unit also comes complete with a titled underground parking stall (#346, P4). This well managed building offers exceptional convenience, with resort style amenities on the 2nd floor including a huge fitness centre and a recreation and party room, plus direct +15 access to an outdoor patio and easy access to Sunterra Market for everyday grocery needs, all within walking distance of downtown Calgary's trendiest shops and restaurants. Pets are welcome with Board approval, though please note this building is not short term rental friendly. Book your viewing today!