



GRASSROOTS
REALTY GROUP

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1004, 220 12 Avenue SE
Calgary, Alberta

MLS # A2347075



\$290,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	597 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 511
Basement:	Other	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to Unit 1004 in Keynote 1, one of Calgary's premier high-rise communities in the heart of the Beltline. This beautifully upgraded one-bedroom, one-bathroom condo offers an exceptional blend of style, comfort, and convenience, featuring floor-to-ceiling windows and soaring 9-foot ceilings that fill the space with natural light and enhance the open-concept design. Inside, you'll find a bright and spacious layout highlighted by cork flooring, polished granite countertops, and stainless steel appliances. The contemporary kitchen is both functional and stylish, complete with full-height cabinetry and a large breakfast bar, perfect for everyday living or entertaining guests. Recent updates include a newer refrigerator, washer, and dryer, providing added value and peace of mind. The oversized bedroom serves as a private retreat, featuring a generous walk-through closet and direct access to the well-appointed 4-piece ensuite. Additional comforts include in-suite laundry, central air conditioning, and thoughtfully designed living spaces throughout. Residents of Keynote 1 enjoy an impressive collection of resort-style amenities, including a state-of-the-art fitness centre with cardio and weight equipment, an owners' lounge with a pool table and TV area, a beautifully landscaped rooftop courtyard with gas BBQs, two guest suites for visitors, secure bike storage, an on-site manager, a large storage locker, and titled underground parking. Located within the sought-after Keynote Urban Village, everything you need is just steps away. Enjoy direct access to Sunterra Market, Starbucks, 5 Vines Wine & Spirits, and the +15 walkway system. The C-Train, downtown core, Bow River pathways, Stampede Park, and some of Calgary's best restaurants, cafés, and entertainment venues are all within easy reach. Whether you're a first-time buyer,

investor, or urban professional, this is an outstanding opportunity to own in one of downtown Calgary's most desirable buildings. Book your private showing today and experience the Keynote lifestyle for yourself. *(Note: fridge, washer & dryer were replaced after the pictures. Similar size and specs.)*