



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1903, 225 11 Avenue SE
Calgary, Alberta

MLS # A2217353



\$313,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	540 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	N/A
-------------	-----

NEW FLOORING | 19th FLOOR | VACANT | CORNER UNIT | WRAP AROUND WINDOWS | FLOOR TO CEILING WINDOWS | UNDERGROUND PARKING | FITNESS CENTRE, SAUNA, HOT TUB all HIGH-END AMENITIES, AND BREATHTAKING CITY + STAMPEDE VIEWS—all in a PRIME DOWNTOWN LOCATION. KEYNOTE offers the ultimate CALGARY experience, just steps away from the SCOTIABANK SADDLEDOME, CALGARY STAMPEDE PARK, STEPHEN AVENUE, CORE SHOPPING CENTRE, BOW RIVER, 17TH AVENUE, EAST VILLAGE, AND INGLEWOOD. This IMPECCABLY MAINTAINED CONDO boasts 9 FT CEILINGS, NEW updated flooring, an EXPANSIVE BEDROOM with STUNNING CITY VIEWS and a WALK-IN CLOSET, and a BEAUTIFULLY DESIGNED 4-PIECE BATHROOM with GRANITE COUNTERTOPS and ELEGANT TILING. The kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES and SLEEK FLOOR-TO-CEILING WHITE CABINETRY. This unit also features an underground parking stall. Convenience is unmatched, with SUNTERRA MARKET AND STARBUCKS located RIGHT IN THE BUILDING, providing easy access to groceries, coffee, and essentials—without stepping outside on cold days.