



GRASSROOTS
REALTY GROUP

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1406, 225 11 Avenue SE
Calgary, Alberta

MLS # A2218360

\$339,800



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, See Remarks		

Inclusions: Call seller directly

Click brochure link for more details. PANORAMIC VIEW, UPGRADED, HIGH END, GLASS FLOOR TO CEILING WRAP AROUND WINDOWS, CORNER, RARE FLOOR PLAN unit (this not a typical 1 bedroom) in prestigious KEYNOTE 2 premier apartment residences, situated in the highly sought after downtown location of VICTORIA PARK and within the walk-zone to Calgary core amenities. This executive, 14th floor, southeast end unit truly shines with endless natural light and offers exceptional privacy and tranquility compared to other buildings in downtown, thanks to its all-concrete construction, including shared walls. Its unique all-glass exterior sets it apart, making it a standout building in Calgary's skyline. The open-concept layout is designed for comfort and style, this unit boast 9' ceiling with full floor to ceiling of spectacular views of the The SADDLEDOME. It is well planned one bedroom walk-in/ walk through closet, entrance/exit from both bedroom and bathroom, not like any other layouts and one full bath, ceiling-height kitchen with European cabinetry, GRANITE counter-tops, center island, engineered HARDWOOD floors and "Samsung" stainless appliances. Enjoy the ease of in-suite laundry and the comfort of central AC, ensuring a perfect indoor climate year-round. This unit is well taken care of as previously was purchased from the owner that lived there for years and took meticulous care of his home. This unit like no others have upgrades: golden faucets in the kitchen and bathroom, kitchen chandelier, modern light switches, feature wall to name a few, a must see. The adjoining living room can accommodate full-size furniture and leads out to the balcony where you can enjoy your morning coffee while watching the sun rise, the big city lights and Stampede fireworks! Flex space off the kitchen can be used as a formal dining area or

office space. This air-conditioned complex has keyless main entry and a newly installed high security system. Keynote 2 boasts an array of exceptional amenities that cater to an active and social lifestyle. Stay fit in one of the 2 the state-of-the-art fitness centers or unwind in the owner's lounge complete with a large TV, pool table, kitchen and wet bar. Furnished guest suites, 24-hour security with surveillance cameras, and secured elevator access. The building also features a Plus-15 rooftop patio with outdoor space and BBQs, perfect for summer gatherings and relaxing with friends. Residents enjoy the convenience of full-time onsite management, secured elevator access, a guest room for visiting friends and family, two bike rooms, and seasonal tire storage. This is pet friendly building. The 2nd floor of the Keynote II building hosts 5-star Google review Altitude Collaborative Health Center that offers massage therapy, chiropractic, physiotherapy and many other options to take care of your health without going too far. Living in the pet friendly Keynote II means you're within walking distance to some of Calgary's best spots STEPHEN AVENUE, CORE SHOPPING.