



**GRASSROOTS**  
REALTY GROUP

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1801, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2225626



**\$424,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Imagine living where everything happens—downtown Calgary, right by the Saddledome, Stampede Park, and 17th Ave. Surrounded by cafes, the riverwalk, nightlife, and even a market right downstairs, this condo offers more than convenience—it delivers a full urban lifestyle. Welcome to your sky-high escape on the 18th floor of the prestigious Keynote 1 tower. This 2 bedroom, 2 bathroom executive suite offers floor-to-ceiling windows, a private balcony, and a kitchen that’s ready to impress—complete with granite countertops, stainless steel appliances, and sweeping unobstructed west facing city views while you cook. Comfort and functionality shine throughout with central A/C, in-suite laundry, titled underground parking, and a separate storage locker. Residents have exclusive access to premium amenities, including a full gym, hot tub, owner’s lounge, and two guest suites for visiting friends or family. Whether you’re looking for your next home or a prime investment opportunity, this is downtown living done right.