



**GRASSROOTS**  
REALTY GROUP

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1408, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2228311



**\$279,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully appointed 1-bedroom, 1-bathroom condo on the 14th floor of the highly sought-after Keynote 2 building, located in the vibrant Beltline community. A prime location steps from Stampede Park, the Saddledome, & downtown amenities, this unit is perfect for professionals, investors, or those seeking a stylish urban lifestyle. Inside, you'll find 9-foot ceilings, central air conditioning, a modern kitchen with stainless steel appliances, & in-suite laundry. The spacious walk-in closet, private balcony, and contemporary finishes throughout make this apartment feel both functional & luxurious. This unit comes with titled heated underground parking & titled storage, plus access to secure underground bike storage. Keynote living means resort-style amenities, including: Two fully equipped fitness centres, owners' lounge with pool table, flatscreen TVs, partial kitchen & BBQ patio, two guest suites available for rent, Rooftop terrace(2nd Floor), direct indoor access to Sunterra Market, lower-level retail & services. All utilities are included except electricity, making budgeting simple. Enjoy direct access to public transit, the Bow River Pathways, East Village, & some of Calgary's best entertainment & dining venues—all just steps from your door. Don't miss your chance to own in one of downtown Calgary's premier buildings. Book your private showing today!