



**GRASSROOTS**  
REALTY GROUP

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**2405, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2229470**



**\$799,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,113
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Beltline - #2405, 220 12 Avenue SE: Experience elevated urban living in this stunning Skysuite at Keynote One, perfectly positioned in Calgary's vibrant Beltline. This spacious two-bedroom plus den residence features floor-to-ceiling windows overlooking Stampede Park and offering breathtaking views that stretch from the mountains to the river. Designed for both comfort and sophistication, the kitchen features granite countertops and backsplash, ceiling-height cabinetry, and upgraded appliances, along with a generous island that serves as the perfect gathering space. The open-concept dining area gives access to your large balcony, which includes a gas BBQ hookup and provides the perfect spot to unwind while taking in the views. The living room is warm and inviting, anchored by a striking double-sided fireplace that also enhances the ambiance of the primary suite. Here, you'll find a spacious walk-in closet, a spa-like five-piece ensuite with heated floors, and an additional private balcony - your own retreat within the city. The second bedroom and bathroom are thoughtfully placed on the opposite end of the suite, ensuring privacy for guests or family members. Over \$50,000 in high-end built-ins in nearly every space elevate this home's functionality, with custom Shelf Genie organizers, a beautifully integrated desk and cabinetry in the office/den, a built-in dresser in the guest bedroom, a fully optimized walk-in closet in the primary suite, and the list goes on. Additional thoughtful upgrades include under-cabinet lighting and a Kinetico-5 water filtration system. This unit includes titled parking conveniently located near the elevator, and with possibilities to rent additional stalls. There is also a secured and titled storage locker on parking level one. Residents of Keynote One enjoy an array of premium amenities, including two state-of-the-art

fitness centers, guest suites, a resident's lounge and rooftop oasis (with a BBQ patio!), and secure bike storage. The building is expertly managed and cared for and has a full-time on-site manager, ensuring a well-maintained and hassle-free living experience. With Sunterra Market, Starbucks, and 5 Vines just downstairs, and easy access to public transportation, entertainment venues at Stampede Park and the up-and-coming Scotia Place, and some of Calgary's best restaurants, this location offers the ultimate urban lifestyle. Whether you're seeking a stylish retreat or a vibrant downtown experience, Keynote One delivers the perfect balance of modern luxury and city convenience. Skysuites rarely come available in this highly sought after highrise, book your showing today!