



GRASSROOTS
REALTY GROUP

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602, 225 11 Avenue SE
Calgary, Alberta

MLS # A2233880



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

UNDERGROUND PARKING!!! Welcome to Keynote Two, where urban convenience meets modern comfort in the heart of Downtown Calgary. This well-sized 1-bedroom, 1-bathroom condo offers 654.23 SQFT of open-concept living space, thoughtfully designed to maximize natural light and function. As you enter, you're greeted by floor-to-ceiling windows that frame unobstructed views of the city skyline, filling the space with an abundance of sunlight. The U-shaped kitchen features elegant quartz countertops, full-height cabinetry, and a large bar with seating for four, seamlessly connecting to a spacious dining area that easily accommodates a six-person table. The bright and airy living room is perfect for relaxing or entertaining, while the bedroom also enjoys full-height windows and the same impressive city views. A modern 3-piece bathroom and convenient in-suite laundry complete the interior. Residents of Keynote Two enjoy access to premium amenities including two fully-equipped fitness centres—one with cardio machines and the other with free weights and resistance equipment—a relaxing hot tub, an owner's lounge and party room, two rentable guest suites, and secure bike storage. The building also offers direct indoor access to Sunterra Market and Market Bar via the Plus 15 walkway, as well as ground-level access to Sunterra Market, 5 Vines Wine & Spirits, and Starbucks. Located just steps from Stampede Park, local restaurants, caf  s, scenic parks, and river pathways, with excellent access to public transit and major roadways, this is truly downtown living at its finest. Whether you're a first-time buyer, investor, or urban professional, this home delivers on location, lifestyle, and luxury.

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