



GRASSROOTS
REALTY GROUP

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703, 225 11 Avenue SE
Calgary, Alberta

MLS # A2249773



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting		

Inclusions: N/A

Welcome to Keynote II Tower! This bright and spacious 7th-floor corner unit is ideally close to the elevator. "Enjoy breathtaking modern city architecture, historic landmarks, and vibrant green parks, which come together in natural harmony and unfold like a panorama." Wrapped in floor-to-ceiling windows, this sophisticated unit is bathed in natural light, offering breathtaking north and northeast views. The thoughtfully designed floor plan is complemented by high-end finishes, including sleek quartz countertops, stainless steel appliances, LVP flooring, and the comfort of air conditioning. The open-concept living room boasts 9-foot ceilings, floor-to-ceiling windows with plenty of natural light, and sleek roller shade coverings. The elegantly designed kitchen features quartz countertops, professional stainless-steel appliances, modern cabinetry, abundant cupboard and counter space, a dual-basin stainless-steel sink, and breakfast bar seating—perfect for entertaining. The primary bedroom offers fantastic panoramic city views! The full bathroom is just steps away, showcasing quartz counters, an under-mount sink, a soaking tub/shower combo, and ceramic tile flooring. A convenient laundry room includes a stackable washer and dryer. Direct access to amenities including Sunterra Market, restaurants, grocery stores, and more. The nearest LRT station is just a 5-minute walk, with the Downtown Core, 17th Ave, BMO Centre, and Stampede Park all within walking distance. **One titled parking stall & a titled storage room, located in the heated underground parkade (P4 level) close to the elevator**