



GRASSROOTS
REALTY GROUP

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2405, 220 12 Avenue SE
Calgary, Alberta

MLS # A2250343



\$775,000

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

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

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

Experience elevated city living in this spectacular sub-penthouse Skysuite at Keynote One, set in the heart of Calgary's vibrant Beltline. This two-bedroom + den residence is wrapped in floor-to-ceiling windows, showcasing panoramic views that sweep from the mountains to the river and overlook Stampede Park. Inside, style meets function with a well-appointed kitchen featuring granite counters, a full-height backsplash, ceiling-reaching cabinetry, upgraded appliances, and a generous island perfect for entertaining. The open dining area flows seamlessly onto an expansive main balcony with a gas BBQ hookup—your front-row seat to stunning sunsets and city lights. The inviting living room is centered around a double-sided fireplace that also warms the primary suite. Here, retreat to your private balcony, unwind in the spa-like ensuite with heated floors, and enjoy the convenience of a custom walk-in closet. A thoughtfully separated second bedroom and bathroom provide comfort and privacy for guests. Over \$50,000 in custom built-ins elevate every corner of this home: ShelfGenie organizers, a bespoke desk and cabinetry in the den, a built-in dresser in the guest bedroom, and a fully optimized closet system in the primary suite—just to name a few. Other upgrades include under-cabinet lighting and a premium Kinetico-5 water filtration system. This unit comes with titled parking near the elevator, with the possibility to rent additional stalls, plus a secured titled storage locker. At Keynote One, residents enjoy a full suite of premium amenities: two modern fitness centers, guest suites, a stylish resident's lounge, a rooftop terrace with BBQs, and secure bike storage. The building is professionally managed with an on-site manager for peace of mind. Right downstairs, grab groceries at Sunterra Market, your morning coffee at Starbucks, or a bottle of

wine from 5 Vines. With transit, Stampede Park, and Calgary's hottest new restaurants and entertainment venues steps away—including Pixel Park and the upcoming Scotia Place—you'll be at the center of it all. Skysuites in this sought-after tower rarely come to market. Don't miss your chance—book your private showing today!