



GRASSROOTS
REALTY GROUP

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802, 225 11 Avenue SE
Calgary, Alberta

MLS # A2260911



\$319,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 618 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 604 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Incredible Value with Pure luxury in this secure/private building - Keynote 2! 8th floor with a bedroom + dining and a sunny east city view providing a breathtaking backdrop. This home has a full bathroom and an in-suite laundry area. You can't go wrong with this condo, especially with its value, including indoor parking, proximity to downtown, LRT, work, shops, restaurants, Stampede grounds, pathways and amenities, all of which are complemented by workout equipment. Keynote 2 condos offer amenities such as an on-site fitness center, an owners' lounge with a pool table and BBQ facilities, guest suites, and a Plus-15 rooftop patio featuring outdoor space and BBQ areas. Residents also benefit from heated underground parking and storage lockers, a car wash bay, and convenient on-site features like a connected Sunterra Market. You'll love the bright, open design, featuring LVP floors throughout, an oversized great room with a French window that opens out to your railing, and wide-open views across the street. The modern kitchen features stainless steel appliances, including a central peninsula island with a dual stainless basin sink and breakfast bar. The primary bedroom is spacious, featuring a walk-in closet and more views! Other upgrades include tile flooring in the bathroom, custom tile backsplash, recessed lights, a chandelier, a quiet building location, and more. This unit comes with underground parking and a storage locker for added convenience. The pet-friendly non-AirBNB building offers world-class amenities, including a secure front entry, visitor parking. Ideally located in the heart of Victoria Park, Keynote 2 offers unmatched walkability, with an array of top-rated restaurants and cafes nearby. The shopping, entertainment, and nightlife of 1st Street, 17th Avenue, the New Scotiabank Entertainment Centre, and St. Stephen's Avenue are all

within minutes. At the same time, the Saddledome and Stampede Park offer year-round events and sports. For those who work downtown, the +15 entrance is just one step away, ensuring seamless connectivity. This resort lifestyle residence offers the ultimate modern urban experience, complete with unparalleled views, bespoke finishes, and top-tier amenities. You don't need to preview! Note: Quick possession available!