



**GRASSROOTS**  
REALTY GROUP

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401, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2262724



**\$355,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 847 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Underground         |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |                 |
|-------------|-------------------------------|------------|-----------------|
| Heating:    | Baseboard                     | Water:     | -               |
| Floors:     | Carpet, Vinyl                 | Sewer:     | -               |
| Roof:       | -                             | Condo Fee: | \$ 679          |
| Basement:   | -                             | LLD:       | -               |
| Exterior:   | Brick, Concrete               | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                             | Utilities: | -               |
| Features:   | Breakfast Bar, Kitchen Island |            |                 |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to #401, 220-12 Ave SE at the Keynote. Located in the heart of downtown. Close to public transportation, restaurants, coffee shops, Saddledome, and much more. This 2 bedroom, 2 bathroom condo features 9' ceilings, ton of windows, in-suite laundry, granite countertops, stainless steel appliances, and balcony. The unit also includes 1 titled parking stall, and 1 titled storage unit. A secured building with fob key entry. Some of the amenities includes a full gym, owners lounge, hot tubs, and guest suites available for out of town guest. Stop commuting into downtown for work or play. book your showing today