



GRASSROOTS
REALTY GROUP

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501, 220 12 Avenue SE
Calgary, Alberta

MLS # A2268248



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

This corner 2-bed, 2-bath condo in Keynote 1 is built for the person who wants space, privacy, and style—without compromise. With poured concrete walls, you actually won't hear your neighbours (and they won't hear you). The open-concept layout features 9-ft ceilings, sleek vinyl plank flooring, premium stainless steel appliances, and floor-to-ceiling windows wrapping the living space in southwest sunlight. It's bright, modern, and seriously impressive—day or night. Window coverings and central A/C in the main living space keeps it comfortable. Your primary suite fits a king bed with room to spare, plus a walk-through closet with custom California Closet built-ins—clean, organized, dialed-in. The second bedroom works perfectly as a home office or guest setup. Building perks that actually matter: A real weight room + dedicated cardio room Owner's lounge with TVs, kitchen, pool table, and outdoor hangout space Sunterra Market downstairs (quick groceries, ready-made meals, coffee) Titled underground parking + titled storage Guest suites for when friends visit On-site manager + secure bike storage This is an unbeatable location for anyone who lives, works, and plays downtown. Walk to the best restaurants, coffee shops, and bars. Right next to the Saddledome and Stampede Park. Quick access to major roadways, bike lanes, transit, and the +15 system. This condo is more than a place to live—it's a lifestyle upgrade. Take the step. Book your private viewing today.