



**GRASSROOTS**  
REALTY GROUP

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2207, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2268349



**\$409,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	775 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Key Fobs

Elevate your lifestyle! Live on 22nd floor with breath-taking and timeless scenic views that will inspire and invigorate. This home has lovely natural light from every window in this stunning executive condo located at Keynote One, in the heart of Calgary's (Alberta) Beltline. Perfect for professionals who love being close to work, the new Library, Stampede Park, and the vibrant East Village with its entertainment, restaurants, and amenities. On the main floor of the complex you've got Sunterra Market, Starbucks, restaurants, and a craft beer store. This spacious two-bedroom, two-bathroom condo with large balcony (with a stunning view of Calgary), boasts 9-foot interior ceilings and floor-to-ceiling windows showcasing views of the Beltline, mountains, and downtown. The open-concept kitchen features granite countertops, and stainless steel appliances. The master bedroom offers a large walk-in closet, and full en-suite bathroom. You'll also enjoy in-suite laundry, and a titled parking spot with convenient underground parking. The building's amenities top-tier, including a fully equipped gym, and cardio room, an owner's lounge with a kitchen, a rooftop terrace, and guest suites available for rent. This is the perfect place to call home.