



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2401, 220 12 Avenue SE
Calgary, Alberta**

MLS # A2279163



\$925,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,470 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Parkade, See Remarks, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,129
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: n/a

Situated in the heart of Beltline, Keynote One offers ultra convenient downtown living just steps to Stampede Park, BMO Centre, and Calgary's Saddledome. This Sub-Penthouse unit offers soaring floor to ceiling windows, OVERSIZED balcony, additional second balcony off the master bedroom, with breath-taking views of the cities' skyline. One of the rare chances to own a unit offering TWO TITLED VIP parking stalls right next to the elevator. Upgrades include new Vinyl Plank flooring, washer/dryer, water filtration system (ion filter), and new sink. Open concept, modern and industrial describe the vibe of this layout featuring TWO bed / TWO baths, boasting unbeatable privacy and functionality. Lie in your master retreat, enjoy the two-way fireplace, soak in the first-class views of the Calgary Tower and city skyline. Feel the grandness of the master ensuite with second balcony, double sinks, separate shower, massive tub, and OVER-SIZED double walk-in closet with custom California Closet built-ins. Keynote offers an on-site manager, access to the fully equipped fitness facilities (weights and cardio room), two guest suites, owner's lounge with TVs, pool table, partial kitchen, BBQs, outdoor patio, plus 15 rooftop oasis, bike storage, and direct access to Sunterra Market. This unbeatable location offers high-quality living, the Plus 15 Skywalk system, and easy access to main thoroughfares for city-wide access. Weather you are looking for your next home or a prime investment opportunity, this is downtown living done right.