



1503, 225 11 Avenue SE
Calgary, Alberta

MLS # A2299577



\$298,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to this stunning 1-bedroom, 1-bath condo in Keynote 2, located in the heart of the vibrant Calgary Beltline, complete with titled underground parking and separate storage and fitness centre. This prime location offers unbeatable walkability, just steps to the Stampede Grounds and Victoria Park, and direct access to everyday essentials with Sunterra Market conveniently located downstairs. Enjoy living in one of Calgary's most dynamic inner-city communities, known for its trendy restaurants, cafes, and nightlife along 17th Avenue SW, as well as nearby green space like Central Memorial Park. With its close proximity to Downtown Calgary and excellent transit options, the Beltline is ideal for those seeking a connected, urban lifestyle. Perfect for young professionals, first-time buyers, or as a fantastic addition to an investment portfolio. ***SEE VIRTUAL TOUR***