



**2008, 220 12 Avenue SE
Calgary, Alberta**

MLS # A2303671



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to Unit 2008, located in the highly sought-after Keynote 1 building in the heart of Calgary’s vibrant Beltline. Perched on the 20th floor, this beautifully appointed 1-bedroom, 1-bathroom condo offers over 560 sq. ft. of thoughtfully designed living space, with stunning south-facing views over the Stampede Grounds and sweeping west-facing views toward the Rocky Mountains. Floor-to-ceiling windows fill the home with natural light throughout the day, creating a bright and inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making the space ideal for both everyday living and entertaining. The timeless kitchen features a functional layout with granite countertops, stainless steel appliances, ample cabinetry, and a convenient island with seating. The living area is framed by expansive windows and provides direct access to a private balcony, perfect for enjoying your morning coffee, evening sunsets, or taking in the energy of the city below. The primary bedroom offers a comfortable retreat with space for a king-sized bed. Its unique layout allows for natural light while maximizing the views. The bedroom connects to a walk-through closet and a well-appointed 4-piece bathroom, which is also accessible from the main living area for added convenience. In-suite laundry (new in December 2025) and additional storage complete the interior. Residents of Keynote 1 enjoy access to exceptional amenities, including a fully equipped fitness centre, guest suites, owner’s lounge, and outdoor courtyard space. The building also offers the convenience of secure underground titled parking and direct access to Sunterra Market, making day-to-day living effortless. Situated just steps from downtown offices, restaurants, cafes, transit, the Stampede Grounds, and the river pathway system, this location offers the perfect

balance of urban convenience and lifestyle. Combining elevated views, modern finishes, and an unbeatable location, this is downtown living at its finest.