



**GRASSROOTS**  
REALTY GROUP

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

1005, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2205889



**\$405,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions:	na
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**\*\*New Price &ndash; Priced to Sell!\*\*** Enjoy downtown living in style with this well-appointed condo in the popular Keynote II building, now offered at a great new price. This bright and open unit features stainless steel appliances and granite countertops throughout. The open-concept layout provides stunning city views from the living and dining area. Both bedrooms include upgraded ceiling fans and central air conditioning for extra comfort. Other features you'll love: - Full-size in-suite stacked laundry - Moen faucets and upgraded LED lighting - Nysan "green screen" roller blinds - Heated underground **\*\*titled\*\*** parking stall - One of the **\*\*rare titled storage lockers\*\*** Keynote II offers top-notch amenities: - Fitness centre - Jacuzzi/hot tub - Guest suites - Owners' lounge with TVs - Beautiful common areas Located in the heart of the Beltline, you're steps from everything. Inside the building, enjoy easy access to Sunterra Market (with ready-made meals and a caf&eacute;), Starbucks, and a liquor store. Plus, you're walking distance to restaurants, the LRT, Central Memorial Park, Saddledome, Stampede grounds, and more. Furniture is negotiable, including a custom sofa and bar stools. **\*\*Condo fees cover the unit, parking, and storage.\*\*** Don't miss your chance&mdash;this one is priced to move!