

# \$405,000 - 1005, 225 11 Avenue Se, Calgary

MLS® #A2205889

**\$405,000**

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*New Price â€“ 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, youâ€™re steps from everything. Inside the building, enjoy easy access to Sunterra Market (with ready-made meals and a cafÃ©), Starbucks, and a liquor store. Plus, youâ€™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 chanceâ€”this one is priced to move!

Built in 2013

### **Essential Information**

MLS® #	A2205889
Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	786
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1005, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

### **Amenities**

Amenities	Fitness Center, Party Room
Parking Spaces	1

Parking	Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, No Smoking H
Appliances	Dishwasher, Dryer, Electric
	Coverings
Heating	Baseboard
Cooling	None
# of Stories	29

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	87
Zoning	DC

### Listing Details

Listing Office	MaxWell Capital Realty
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