

# \$775,000 - 2405, 220 12 Avenue Se, Calgary

MLS® #A2250343

## \$775,000

2 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated city living in this spectacular sub-penthouse Skysuite at Keynote One, set in the heart of Calgary's vibrant Beltline. This two-bedroom + den residence is wrapped in floor-to-ceiling windows, showcasing panoramic views that sweep from the mountains to the river and overlook Stampede Park.

Inside, style meets function with a well-appointed kitchen featuring granite counters, a full-height backsplash, ceiling-reaching cabinetry, upgraded appliances, and a generous island perfect for entertaining. The open dining area flows seamlessly onto an expansive main balcony with a gas BBQ hookup—your front-row seat to stunning sunsets and city lights.

The inviting living room is centered around a double-sided fireplace that also warms the primary suite. Here, retreat to your private balcony, unwind in the spa-like ensuite with heated floors, and enjoy the convenience of a custom walk-in closet. A thoughtfully separated second bedroom and bathroom provide comfort and privacy for guests.

Over \$50,000 in custom built-ins elevate every corner of this home: ShelfGenie organizers, a bespoke desk and cabinetry in the den, a built-in dresser in the guest bedroom, and a fully optimized closet system in the primary suite—just to name a few. Other upgrades



include under-cabinet lighting and a premium Kinetico-5 water filtration system.

This unit comes with titled parking near the elevator, with the possibility to rent additional stalls, plus a secured titled storage locker.

At Keynote One, residents enjoy a full suite of premium amenities: two modern fitness centers, guest suites, a stylish residentâ€™s lounge, a rooftop terrace with BBQs, and secure bike storage. The building is professionally managed with an on-site manager for peace of mind.

Right downstairs, grab groceries at Sunterra Market, your morning coffee at Starbucks, or a bottle of wine from 5 Vines. With transit, Stampede Park, and Calgaryâ€™s hottest new restaurants and entertainment venues steps awayâ€”including Pixel Park and the upcoming Scotia Placeâ€”youâ€™ll be at the center of it all.

Skysuites in this sought-after tower rarely come to market. Donâ€™t miss your chanceâ€”book your private showing today!

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250343    |
| Price          | \$775,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,425       |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2405, 220 12 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G0R5                 |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 2                                                                                                                                                                  |
| Parking        | Underground                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Water Purifier                                                       |
| Heating           | Baseboard                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                           |
| # of Stories      | 26                                                                                                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 7                 |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

Listing Office

RE/MAX iRealty Innovations

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