

# \$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      | Party Room, Fitness Center |
| 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 | 81               |
| Zoning         | DC               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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