

# \$428,000 - 2305, 225 11 Avenue Se, Calgary

MLS® #A2180465

**\$428,000**

2 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

You won't be disappointed with this beautiful END UNIT in Keynote II, which boasts the largest titled storage in the building. It features engineered hardwood flooring, southeast exposure, and floor-to-ceiling windows that bring abundant sunlight and natural light into the living room and bedrooms. All countertops in the unit are granite. The living room offers a stunning 180° view of the city and provides ample space for a comfortable couch. The modern white kitchen has a breakfast bar, plenty of cabinetry, and stainless steel appliances. There is also a cozy, open dining area perfect for you and your guests. The primary bedroom includes a walk-through closet leading to a spacious 4-piece ensuite. The unit also features a second bedroom with access to a balcony that offers SOUTH SUNNY EXPOSURE. For added convenience, there is a door to a 3-piece full bathroom with a large, functional countertop. The unit comes with in-suite laundry, heated titled parking, and additional storage! Did I mention this unit has the largest storage compared to other units in the building? Keynote II offers almost every amenity you need, including a 24-hour gym, two guest suites, a lounge for visitors, and a physio office on the second floor. It's within walking distance to Sunterra Market via the +15 skybridge, only 10 minutes to the City Hall & Victory park/Stampede C-Train station, and close to the Central Library and Bow Valley College. There are also many



restaurants, bars, and shops nearby. The condo fee was recently updated on October 1st and includes the unit, parking, and storage.

Built in 2013

### **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2180465       |
| Price          | \$428,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 773            |
| Acres          | 0.00           |
| Year Built     | 2013           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2305, 225 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0G3                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |

# of Stories 29

## Exterior

Exterior Features Balcony, Other, Playground,  
Roof Flat  
Construction Brick, Mixed, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed December 4th, 2024  
Days on Market 119  
Zoning DC

## Listing Details

Listing Office URBAN-REALTY.ca

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