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

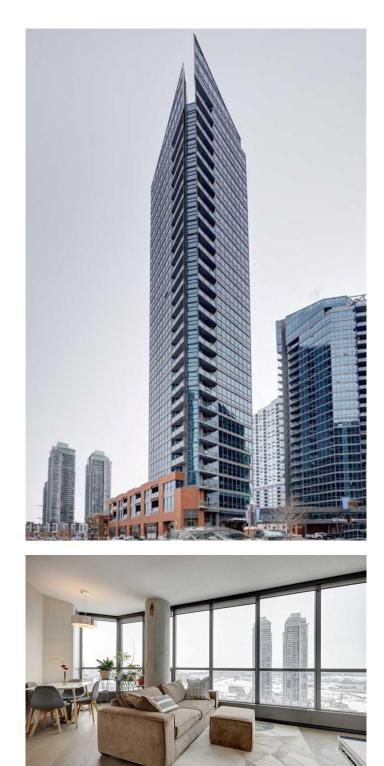
MLS® #A2180465

#### \$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
Туре	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

#### **Community Information**

2305, 225 11 Avenue Se
Beltline
Calgary
Calgary
Alberta
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	
------	---------	--

#### Exterior

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

29

#### **Additional Information**

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



## **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.