

# \$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	37
Zoning	DC

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

