

**805, 220 12 Avenue SE  
Calgary, Alberta****MLS # A2219022****\$384,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, Rubber	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the highly sought after Keynote 1 complex! This beautiful corner unit 2 bed 2 bath floor plan offers sunny southeast-facing views of the Stampede Grounds, Scotsman's Hill and the soon to be new Arena and Entertainment District! Floor to ceiling windows throughout give the unit a luxury feel and an abundance of natural light while providing central AC to offset those hot summer days! The spacious kitchen offers gorgeous granite countertops combined with a large breakfast bar, upgraded stainless steel appliances and fixtures and a functional pantry for convenience. A dedicated dining space provides the opportunity to host family and friends and the cozy living room is the perfect place to relax at the end of a long day. The well-appointed primary retreat features an oversized walk-in closet for more storage space and a spa like 4-piece en-suite bath. The second bedroom is perfect as a guest room or convert to a WFH office or yoga space to suit your needs! The second full bathroom is conveniently located right across the bedroom. In-suite laundry with additional storage complete the space. This condo unit also includes a titled parking stall and convenient storage locker for added space and security. One of a kind complex in downtown Calgary with a rare +15 link to Sunterra Market. Amenities all around include: Starbucks, Saddledome, C-Train Line, East Village a stones throw away and steps to 17 Avenue bars and restaurants. State of the art gym, social room with an outdoor terrace, communal bike storage & 2 guest suites are yours to enjoy! Keynote 1 is the ultimate destination for those young professionals, empty nesters & investors looking for that LIVE WORK PLAY CONNECTION. Uncomparable value at an unbeatable price! The premiere Keynote complex offers state of the art amenities with uncompromising convenience. Who

says Beltline living can't be affordable?!