

**2908, 225 11 Avenue SE
Calgary, Alberta**

MLS # A2222798



\$335,000

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|------------------|--|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 522 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Wood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 526 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage | | |

Inclusions: N/A

Welcome to unit 2908 in Keynote Two- a stunning west-facing penthouse offering breathtaking views of the Rocky Mountains from the 29th floor! This is downtown living at its most refined, blending modern sophisticated design, full-service building amenities and an unbeatable location- walking distance from the Core. Enjoy a low maintenance, lock-and-leave lifestyle in this stylish 1 bedroom, 1 bathroom suite where floor to ceiling windows flood the space with natural light. The modern kitchen features granite countertops and stainless steel appliances including an electric range, microwave hood fan, dishwasher and refrigerator. A spacious in-suite laundry and storage room adds everyday convenience to the thoughtful floorplan. A spacious living room allows for a large sectional couch and dining table if desired, perfect for entertaining. The unit also offers a private balcony, perfect for watching the sunset over the Rocky Mountains while having a barbecue. The generously sized primary bedroom also offers the breathtaking floor to ceiling mountain views. Rounding off the unit is a sleek four piece bathroom with granite countertops. This unit comes with one Titled underground heated parking (primely located on the first floor of the parkade near the entrance) and one large Titled storage locker. Residents enjoy a private top of the line fitness centre with separate weight and cardio rooms along with private change rooms. Additional amenities include a multi purpose party room with games, pool table, kitchen, and space for up to 40 guests; Guest suites available for nominal rental fee should you need extra space for visiting friends & family and an outdoor BBQ terrace and garden courtyard, ideal for summer evenings with friends. Plus, enjoy direct plus 15 access to Sunterra Market - perfect for groceries, fresh coffee, or a grab-and-go lunch (without even having to step

outside!). Live within walking distance from the Core, New Entertainment District, Stampede Grounds, and the C-Train- making both commuting and urban exploring effortless. This is one of Calgary's most desirable buildings perfect whether you're a professional seeking upscale living close to work, an investor looking for a prime location, a first-time home buyer wanting convenience or a right-sizer wanting to be in the middle of the action. Book your showing today and experience the lifestyle that only Keynote can offer.