

**2709, 225 11 Avenue SE  
Calgary, Alberta****MLS # A2256930****\$320,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 556 sq.ft.                                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                  | <b>Condo Fee:</b> | \$ 566 |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Glass, Metal Frame                                | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island |                   |        |

**Inclusions:** None

Welcome to Keynote 2 – Elevated Living on the 27th Floor. Experience breathtaking, unobstructed mountain views to the west and stunning cityscapes from this beautifully appointed unit in Keynote 2. Located on the 27th floor, this bright and spacious condo features 9-foot ceilings and floor-to-ceiling windows, offering a seamless flow of natural light throughout. Built with durable all-concrete construction, the building ensures excellent sound insulation and privacy. Enjoy year-round comfort with central air conditioning—especially ideal for this sunny, west-facing unit. Upon entering, you're greeted by an open-concept layout and elegant engineered hardwood flooring. The modern kitchen is designed for both functionality and style, featuring granite countertops, a convenient breakfast bar, and stainless steel appliances. There's ample space for a dining area, a home office setup, and a generous living area—perfect for relaxing or entertaining guests. Step out onto the private balcony to soak in the afternoon sun along with panoramic views of the mountains and downtown skyline. The spacious primary bedroom boasts floor-to-ceiling windows and a walk-in closet with custom organizers. The 4-piece bathroom includes a large soaking tub, a separate shower, and granite countertops. A dedicated laundry and storage room houses a full-sized washer and dryer for added convenience. Conveniently located for easy parking and exit from the underground parking, this home also comes with a Titled Underground Parking Stall and a large Titled Storage Locker. Condo fees include all utilities except electricity. Premium Building Amenities Include: Two fully-equipped fitness centers: one with cardio equipment (treadmills, ellipticals, etc.) and another with free weights, squat racks, and resistance machines; Hot tub and owner's

lounge/party room; Two guest suites available for rent; Secure bike storage; Direct indoor access via the Plus 15 to Sunterra Market and Market Bar in Keynote 1; Ground-level access to Sunterra Market & Bar, 5 Vines Wine & Spirits, and Starbucks; Located within walking distance to Stampede Park, local restaurants, cafes, parks, and scenic biking/running paths. With excellent access to public transit and major roadways, this is urban living at its finest!