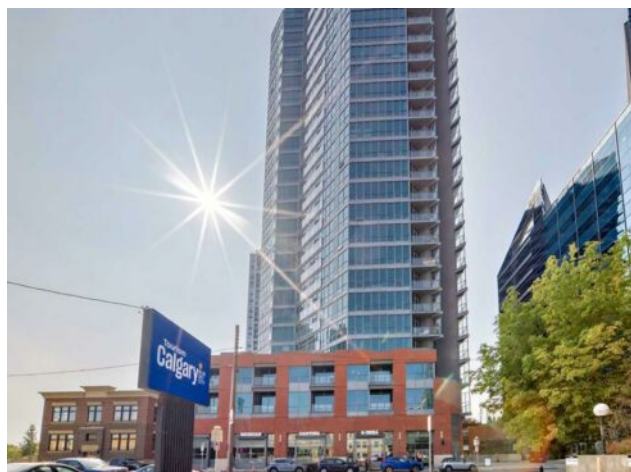


**2805, 225 11 Avenue SE
Calgary, Alberta**

MLS # A2259271



\$445,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Breathtaking views, welcome to this one of a kind condo at Keynote II with large windows and unobstructed view overlooking east side of Downtown Calgary. It features 9 feet ceiling, hardwood flooring, granite counter tops, and in suite laundry. The unit has an ideal layout comprising of 2 bedrooms with 2 full bathrooms on opposite ends of the suite. The large windows bring in natural light throughout the condo. The unit also comes with a titled personal storage locker and one underground heated parking stall. Appliances include a full-size washer/dryer, microwave hood fan, fridge, stove, and dishwasher. The building is loaded with many amenities such as a fully equipped gym, guest suites, party/lounge area, pool table, and an outdoor terrace equipped with gas BBQ. Keynote II is in a 4-block proximity to the LRT station and within 2 blocks distance to Palliser South commercial office building for plus 15 pedway access to the rest of downtown. Sunterra on the main floor offers gourmet meals and grocery options, in addition to the Market Bar just an elevator ride away. Also, it is in walking distance from the Calgary Stampede & Casino, Repsol Centre, and Saddledome. ** 2805 225 11 Ave SE **