

703, 225 11 Avenue SE
Calgary, Alberta

MLS # A2249773

\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting		
Inclusions:	N/A		

Welcome to Keynote II Tower! "Enjoy breathtaking modern city architecture, historic landmarks, and vibrant green parks, which come together in natural harmony and unfold like a panorama." Wrapped in floor-to-ceiling windows, this sophisticated unit is bathed in natural light, offering breathtaking north and northeast views. The thoughtfully designed floor plan is complemented by high-end finishes, including sleek quartz countertops, stainless steel appliances, LVP flooring, and the comfort of air conditioning. The open-concept living room boasts 9-foot ceilings, floor-to-ceiling windows with plenty of natural light, and sleek roller shade coverings. The elegantly designed kitchen features quartz countertops, professional stainless-steel appliances, modern cabinetry, abundant cupboard and counter space, a dual-basin stainless-steel sink, and breakfast bar seating—perfect for entertaining. The primary bedroom offers fantastic panoramic city views! The full bathroom is just steps away, showcasing quartz counters, an under-mount sink, a soaking tub/shower combo, and ceramic tile flooring. A convenient laundry room includes a stackable washer and dryer. One titled parking stall & a titled storage room, located in the heated underground parkade (P4 level) close to the elevator. Direct access to amenities including Sunterra Market, restaurants, grocery stores, and more. The nearest LRT station is just a 5-minute walk, with the Downtown Core, 17th Ave, BMO Centre, and Stampede Park all within walking distance. It is ready to move in!