

2405, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2268008

**\$724,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,425 sq.ft.                       | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                                               |            |                 |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard                                                                                                                                                     | Water:     | -               |
| Floors:     | Carpet, Cork, Tile                                                                                                                                            | Sewer:     | -               |
| Roof:       | -                                                                                                                                                             | Condo Fee: | \$ 1,113        |
| Basement:   | -                                                                                                                                                             | LLD:       | -               |
| Exterior:   | Concrete                                                                                                                                                      | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                                                                                                             | Utilities: | -               |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |            |                 |
| Inclusions: | N/A                                                                                                                                                           |            |                 |

PRICED TO SELL!! Enjoy elevated urban living in this stunning SkySuite at Keynote One, perfectly set in the heart of Calgary's vibrant Beltline. Wrapped in floor-to-ceiling windows, this two-bedroom plus den residence showcases breathtaking panoramic views—from the Rockies to the Bow River to Stampede Park. Inside, modern design meets everyday comfort. The stylish kitchen features granite countertops, ceiling-reaching cabinetry, upgraded appliances, and a spacious island—ideal for casual dining or entertaining guests. The dining area flows seamlessly to a large private balcony with a gas BBQ hookup, where you can soak in dazzling sunrises and sparkling city lights. A double-sided fireplace connects the inviting living room to the serene primary suite, complete with a second private balcony, heated floors in the spa-inspired ensuite, and a fully customized walk-in closet. The second bedroom and bath are perfectly positioned for guest privacy. Over \$50,000 in thoughtful custom upgrades elevate every corner of this home—ShelfGenie drawer organizers, a bespoke built-in desk and storage in the den, a dresser in the guest room, under-cabinet lighting, and a premium Kinetico-5 water filtration system. Titled parking is conveniently located near the elevator, with the option to rent additional stalls. A secured, titled storage locker is also included. At Keynote One, residents enjoy premier amenities including two fitness centres, guest suites, a stylish owner's lounge, rooftop terrace with BBQs, and secure bike storage. Professionally managed with an on-site manager, this building offers unmatched peace of mind and convenience. Downstairs, you'll find Sunterra Market, Starbucks, 5 Vines, and Calgary's most exciting new dining and entertainment options—plus easy access to Stampede

Park, transit, and the downtown core. This stunning and well-appointed property in an iconic Beltline tower is exceptionally well-priced. Don't miss out—book your private showing today!