

**1708, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2308759**



**\$318,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

This isn't your typical condo. Built with poured concrete by PCL Construction, it's solid, quiet, and well constructed—something you'll notice immediately. This 1-bedroom, 1-bathroom 17th floor corner unit offers about 575 square feet of well-designed living space in the heart of downtown Calgary. The 9 foot ceilings and floor-to-ceiling windows make the space feel bright and open, with natural light throughout and views of the Rockies on clear days. Window coverings are included. The kitchen features granite countertops, an extended breakfast bar, and stainless steel appliances. It flows naturally into the living area, making the layout feel open and functional without wasting space. The bedroom is a good size with a walk-through closet leading into a 4-piece ensuite. In-suite laundry adds to everyday convenience. Step out onto your private balcony with open city views—perfect for morning coffee or winding down in the evening. The unit also includes one titled underground parking spot. Located in Keynote Urban Village, the building is well managed with secure entry and an on-site manager. The underground parkade has security cameras throughout, speed limit monitor and garage door opening/closing lights. Amenities include a fully equipped fitness centre (a cardio room and weight room—considered one of the better condo gyms in the area), an owner's lounge with a pool table, other table games, TV, kitchenette and a courtyard with barbeques. A beautiful guest suite for family/friend visits, bike locker storage available (first come first served). Amazon lockers are in the lobby/mail area. You are steps from everyday conveniences including shopping, coffee shops, restaurants/bars, liquor store, gas station and Sunterra Market, with easy access to the +15 walkway, C-Train, river pathways, bike

lanes, and everything downtown has to offer. A great option for first-time buyers, professionals, or investors looking for a solid, low-maintenance urban home.