

2010, 225 11 Avenue SE
Calgary, Alberta

MLS # A2311649



\$425,000

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|------------------|--|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 781 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Alley Access, Enclosed, Garage Door Opener, Heated Garage, Secured, Stal | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 803 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to the most coveted corner unit at Keynote Two, perched on the 20th floor with panoramic views of the Calgary Tower, downtown skyline, and snow-capped Rocky Mountains. Wrap-around floor-to-ceiling windows frame every room in natural light, and the Rocky Mountain sunsets from this unit are simply unmatched anywhere in the building. Situated in Victoria Park with a Walk Score of 86, Bike Score of 92, and Transit Score of 79, the location speaks for itself. The building amenities just aren't built to this standard anymore. Two giant fitness centres, a hot tub, an owners lounge with pool table and wet bar, a patio with shared BBQs, and guest suites for out-of-town family. Add 24-hour security and the best part - Sunterra Market steps away. One of Calgary's premier gourmet grocers featuring a full bakery, deli, coffee bar, grab-and-go cafe, and the MARKETbar restaurant and lounge. Steps to the CTrain, Stampede Park, Scotia Place, the BMO Centre, and the downtown +15 Network. This is the perfect building for professionals working downtown. The open-concept living area is anchored by a designer stacked stone feature wall with a sleek linear electric fireplace, ensuite laundry, rich hardwood floors, and a chef's kitchen featuring ceiling-height dark espresso cabinetry, black granite countertops, stainless steel appliances, and a large island with bar seating. A curved corner dining nook with chandelier offers a front-row seat to the city below. The primary suite includes a dramatic concrete-textured feature wall, a second electric fireplace, direct Rocky Mountain views, and a walk-in closet flowing into a spa-inspired ensuite with a soaking tub, and granite vanity. The second bedroom, currently a flex/office space, carries the same designer wall treatment with equally stunning city views. The second ensuite bathroom has a glass rainfall shower. This is the

unit buyers wait for. Truly a must-see — book your showing today.