



DJ Golden
REAL ESTATE

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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! This bright and spacious 7th-floor corner unit is ideally close to the elevator. "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. 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. **One titled parking stall & a titled storage room, located in the heated underground parkade (P4 level) close to the elevator**