

**401, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2262724**



**\$365,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 847 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |                 |
|--------------------|-------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                     | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Vinyl                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                             | <b>Condo Fee:</b> | \$ 797          |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete               | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island |                   |                 |

**Inclusions:** N/A

Welcome to #401, 220-12 Ave SE at the Keynote. Located in the heart of downtown. Close to public transportation, restaurants, coffee shops, Saddledome, and much more. This 2 bedroom, 2 bathroom condo features 9' ceilings, ton of windows, in-suite laundry, granite countertops, stainless steel appliances, and balcony. The unit also includes 1 titled parking stall, and 1 titled storage unit. A secured building with fob key entry. Some of the amenities includes a full gym, owners lounge, hot tubs, and guest suites available for out of town guest. Stop commuting into downtown for work or play. book your showing today