



DJ Golden
REAL ESTATE

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1005, 225 11 Avenue SE
Calgary, Alberta

MLS # A2205889



\$405,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 786 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|--|
| Heating: | Baseboard |
| Floors: | Carpet, Ceramic Tile |
| Roof: | - |
| Basement: | - |
| Exterior: | Concrete |
| Foundation: | - |
| Features: | Breakfast Bar, No Smoking Home, Open Floorplan |

| | |
|------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 633 |
| LLD: | - |
| Zoning: | DC |
| Utilities: | - |

Inclusions: na

****New Price – Priced to Sell!**** Enjoy downtown living in style with this well-appointed condo in the popular Keynote II building, now offered at a great new price. This bright and open unit features stainless steel appliances and granite countertops throughout. The open-concept layout provides stunning city views from the living and dining area. Both bedrooms include upgraded ceiling fans and central air conditioning for extra comfort. Other features you'll love: - Full-size in-suite stacked laundry - Moen faucets and upgraded LED lighting - Nysan "green screen" roller blinds - Heated underground ****titled**** parking stall - One of the ****rare titled storage lockers**** Keynote II offers top-notch amenities: - Fitness centre - Jacuzzi/hot tub - Guest suites - Owners' lounge with TVs - Beautiful common areas Located in the heart of the Beltline, you're steps from everything. Inside the building, enjoy easy access to Sunterra Market (with ready-made meals and a café), Starbucks, and a liquor store. Plus, you're walking distance to restaurants, the LRT, Central Memorial Park, Saddledome, Stampede grounds, and more. Furniture is negotiable, including a custom sofa and bar stools. ****Condo fees cover the unit, parking, and storage.**** Don't miss your chance—this one is priced to move!