

# \$274,900 - 404, 225 11 Avenue Se, Calgary

MLS® #A2200407

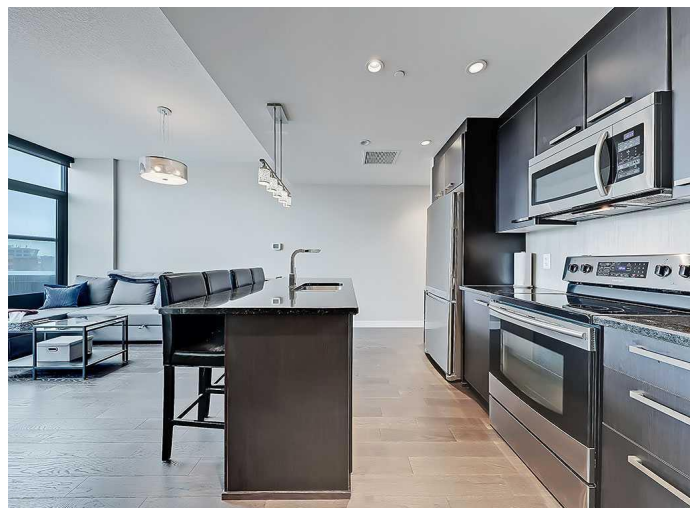
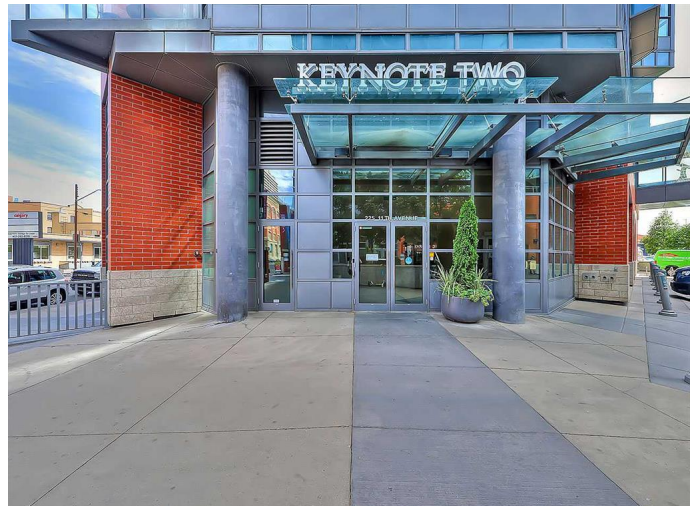
## \$274,900

1 Bedroom, 1.00 Bathroom, 486 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience exceptional value in this modern 1-bedroom, 1-bathroom condo with titled underground parking, located in the highly sought-after Keynote 2 building. Situated in the heart of Calgary's Beltline, this prime location is just steps from the Saddledome, LRT, Sunterra Market, and within walking distance to downtown, offering the perfect blend of convenience and vibrant city living. This stylish unit features 9-foot ceilings, rich hardwood flooring, and contemporary high-end finishes throughout. The open-concept layout is enhanced by expansive floor-to-ceiling windows, allowing for an abundance of natural light and stunning city views. The gourmet kitchen is both functional and elegant, boasting espresso cabinetry, granite countertops, stainless steel appliances, ample storage, and island seating for effortless entertaining. The spacious primary bedroom is a serene retreat, complete with floor-to-ceiling windows and a walk-in closet for optimal storage. The 4-piece bathroom features upgraded granite countertops and a deep soaker tub/shower combo, perfect for unwinding. Residents of Keynote 2 enjoy access to an array of premium amenities, including one of the best condo gyms in the city, an owners' lounge, rentable guest suites, and a shared rooftop patio. The building also offers +15 access to Keynote 1 and Sunterra market, enhancing convenience in all seasons. This unit includes titled underground parking and access to common bike storage, making it



ideal for urban professionals or investors  
seeking a prime downtown property.

Built in 2013

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200407          |
| Price          | \$274,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 486               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 404, 225 11 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0G3               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings            |
| Heating           | Baseboard  |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 27          |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Courtyard    |
| Construction      | Brick, Glass |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 42              |
| Zoning         | DC              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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