$349,900 - 2709, 225 11 Avenue Se, Calgary

MLS® #A2214663

$349,900
1 Bedroom, 1.00 Bathroom, 556 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Keynote 2 â€“ Elevated Living on the 27th Floor. Experience breathtaking, unobstructed mountain views to the west and stunning cityscapes from this beautifully appointed unit in Keynote 2. Located on the 27th floor, this bright and spacious condo features 9-foot ceilings and floor-to-ceiling windows, offering a seamless flow of natural light throughout. Built with durable all-concrete construction, the building ensures excellent sound insulation and privacy. Enjoy year-round comfort with central air conditioningâ€”especially ideal for this sunny, west-facing unit. Upon entering, you're greeted by an open-concept layout and elegant engineered hardwood flooring. The modern kitchen is designed for both functionality and style, featuring granite countertops, a convenient breakfast bar, and stainless steel appliances. There's ample space for a dining area, a home office setup, and a generous living areaâ€”perfect for relaxing or entertaining guests. Step out onto the private balcony to soak in the afternoon sun along with panoramic views of the mountains and downtown skyline. The spacious primary bedroom boasts floor-to-ceiling windows and a walk-in closet with custom organizers. The 4-piece bathroom includes a large soaking tub, a separate shower, and granite countertops. A dedicated laundry and storage room houses a full-sized washer and dryer for added convenience. Conveniently located for easy parking and exit

from the parkade, this home also comes with a Titled Underground Parking Stall and a large Titled Storage Locker. Condo fees include all utilities except electricity. Premium Building Amenities Include: Two fully-equipped fitness centers: one with cardio equipment (treadmills, ellipticals, etc.) and another with free weights, squat racks, and resistance machines; Hot tub and ownerâ€™s lounge/party room; Two guest suites available for rent; Secure bike storage; Direct indoor access via the Plus 15 to Sunterra Market and Market Bar in Keynote 1; Ground-level access to Sunterra Market & Bar, 5 Vines Wine & Spirits, and Starbucks; Located within walking distance to Stampede Park, local restaurants, cafes, parks, and scenic biking/running paths. With excellent access to public transit and major roadways, this is urban living at its finest!

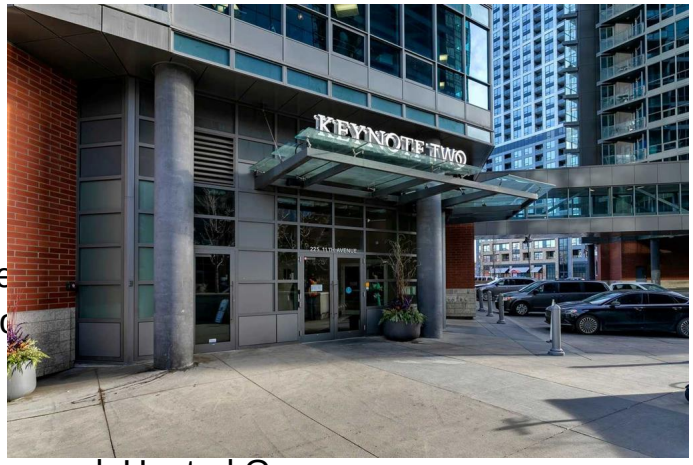
Built in 2013

Essential Information

MLS® #	A2214663
Price	$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	556
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2709, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2G 0G3

Amenities

Amenities	Bicycle Storage, Fitness Ce Suite, Park, Recreation Roo Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Heated Garage

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	29

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Glass, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Zoning	DC

Listing Details

Listing Office	MaxWell Canyon Creek

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