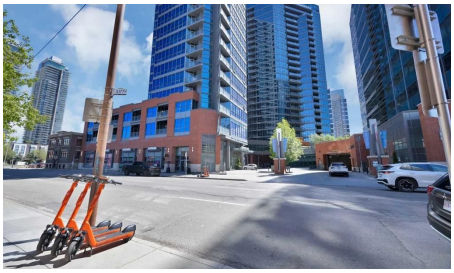
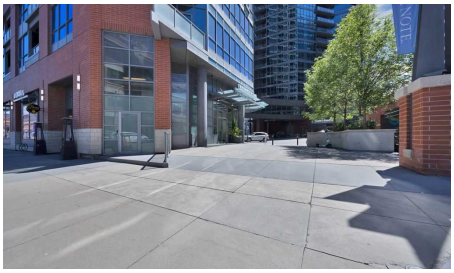
1003 225 11 Avenue SE

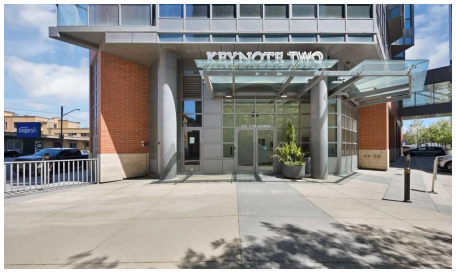
Calgary | Active | MLS® A2345349

$275,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**535.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Ultra Realty Ltd.

A closer look

Bright Downtown Condo with Stunning Views! Experience modern urban living in this brand-new, ultra-modern condo located in the heart of Calgary. Designed with style and comfort in mind, this home features high-end finishes that complement any taste, along with breathtaking floor-to-ceiling windows offering spectacular views day and night. Enjoy unmatched convenience with everything just steps away-Sunterra Market, RBC banking, Shoppers Drug Mart, two nearby LRT stations, and vibrant outdoor spaces like Olympic Plaza for skating, picnics, and seasonal fireworks. Start your mornings with a walk to Starbucks or Tim Hortons, and end your evenings entertaining friends before heading to a Calgary Flames game. With a Walk Score of 95, this location truly delivers on lifestyle and accessibility. The condo is equipped with premium appliances, including a full-sized washer and dryer and dishwasher for added comfort and efficiency. Additional features include a heated underground parking stall, storage locker, two guest suites for visiting friends and family, a fully equipped gym, and a relaxing hot tub. A perfect blend of luxury, convenience, and downtown energy-this condo truly has it all.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345349
Bedrooms	1
Bathrooms	1
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	535.85 sq. ft.
Condo Fee:	$495.18

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	10
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1312394
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	KeyNote 2
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Parking, Recreation Room, Storage
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Bedroom · 42'4" × 32'2" ·
Main Floor	Dining Room · 39' × 20'4" ·
Main Floor	Kitchen · 32'6" × 23'4" ·
Main Floor	Living Room · 39' × 31'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Elevator, Recessed Lighting, Storage, Vinyl Windows
Exterior Features:	Barbecue, Courtyard, Storage
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1003-225-11-avenue-se-calgary-a2345349/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.