1404 225 11 Avenue SE

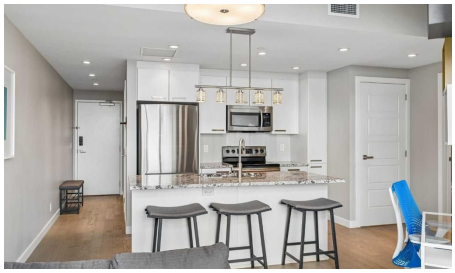
Calgary | Active | MLS® A2359488

$248,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**500 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

Designed to embrace an abundance of natural light, this beautifully appointed Keynote residence offers an exceptional combination of style, functionality and downtown convenience. Floor-to-ceiling windows flood the home with natural light, while nine-foot ceilings enhance the bright, airy feel throughout. Thoughtful window coverings provide both privacy and convenience.

The sleek, modern kitchen is designed for both everyday living and entertaining, featuring contemporary cabinetry, stunning granite countertops, an extended breakfast bar and a convenient pantry for additional storage. A full suite of Samsung stainless steel appliances makes meal preparation effortless, while the open-concept design creates a seamless connection between the kitchen, dining and living areas.

The spacious primary bedroom offers a tranquil retreat, complete with a corner closet providing ample storage and a luxurious four-piece ensuite bath. With its generous proportions, nine-foot ceilings and expansive windows, the entire residence feels open, bright and inviting.

Additional highlights include a very large private storage room measuring approximately 1.53 m x 2.73 m, providing excellent space for seasonal items, sports equipment and everyday storage. Furniture is negotiable, offering an opportunity for a buyer to make the move even more seamless.

Residents of Keynote Urban Village also enjoy an impressive collection of amenities, including onsite management, a fitness centre, cardio room, owner's lounge and two guest suites. Take advantage of the rooftop patio located on the second-floor amenity level, complete with BBQs and comfortable seating - an ideal space to relax, entertain friends or enjoy the city atmosphere.

And then there is the location. Just one block from Calgary's +15 pathway system, Keynote places downtown living at your doorstep. Grab your morning latte or coffee from the onsite Starbucks, pick up breakfast at the nearby Market Bar, or take the C-Train just blocks away for effortless access throughout the city. Bike lanes along 12th Avenue make cycling convenient, while the nearby river pathways and East Village provide opportunities to enjoy the outdoors.

With its exceptional natural light, thoughtful layout, abundant storage, impressive amenities and unbeatable downtown location, this Keynote residence offers a sophisticated and convenient urban lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359488
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:	500 sq. ft.
Condo Fee:	$514.63
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	14
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Kitchen, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	KeyNote 2
Community:	Beltline
Amenities:	Bicycle Storage, Clubhouse, Picnic Area, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	Shelving in Living Room, Furniture is Negotiable.
Restrictions:	Encroachment, Utility Right Of Way

Pets Allowed:	Restrictions, Yes
Main Floor	Eat in Kitchen · 10'4" × 8'6" ·
Main Floor	Living Room · 12'11" × 9'2" ·
Main Floor	Bedroom - Primary · 9'4" × 9'2" ·
Main Floor	Laundry · 3'8" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1404-225-11-avenue-se-calgary-a2359488/

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