1610 225 11 Avenue SE

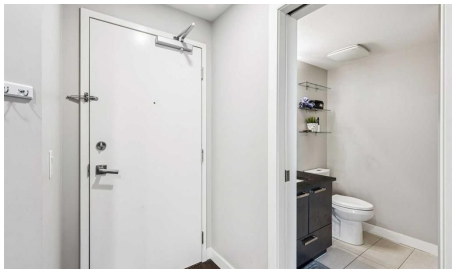
Calgary | Active | MLS® A2345923

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2013**	**778.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to Keynote Two, one of Calgary’s most recognizable downtown addresses and a fantastic opportunity for investors, first-time buyers or anyone looking to enjoy the convenience of inner-city living.

This well-appointed 2 bedroom, 2 bathroom condo features floor-to-ceiling windows showcasing impressive views of the Calgary skyline, Calgary Tower and the Rocky Mountains. The open-concept layout is bright and functional, with a modern kitchen featuring full-height cabinetry, granite countertops, glass tile backsplash and stainless steel appliances, along with cork and tile flooring and central air conditioning.

One of the biggest advantages of this property is the opportunity to purchase it mostly furnished, creating a nearly turnkey option for an investor or an easy move for a buyer who wants to settle in without the added expense of furnishing an entire condo. With two bedrooms, two bathrooms, underground parking and an outstanding downtown location, the layout also lends itself well to the rental market.

Keynote offers a great collection of amenities including a fully equipped fitness centre, owners lounge, rooftop patio and guest suites.

Sunterra Market and everyday conveniences are located right downstairs, while Stampede Park, the Saddledome, 17th Avenue, restaurants, nightlife and some of Calgary’s best entertainment are all just minutes away.

Whether you’re looking for a turnkey investment, your first property, a downtown home base or simply a great place to enjoy Calgary’s vibrant city core, this is an opportunity worth seeing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345923
Bedrooms	2
Bathrooms	2
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:	778.69 sq. ft.
Main Level Finished Area:	778.69 sq. ft.
Condo Fee:	$750.80
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:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	16
Stories Total:	29
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1312394
Heating:	Baseboard, Natural Gas

New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Secured, Stall, 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, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Bedroom side tables & dresser, Kitchen table & chairs, TV, Fireplace, Small desk w/ chair, 2x Island Stools
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'4" × 8'4" ·
Main Floor	Dining Room · 8'8" × 7' ·
Main Floor	Living Room · 14' × 12' ·
Main Floor	Laundry · 5' × 2'8" ·

Main Floor	Foyer · 5'8" × 3'10" ·
Main Floor	Bedroom - Primary · 10'2" × 9'4" ·
Main Floor	Bedroom · 11'3" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1610-225-11-avenue-se-calgary-a2345923/

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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.