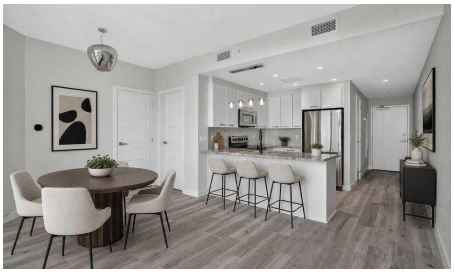
1903 225 11 Avenue SE

Calgary | Active | MLS® A2344342

$250,000









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

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Is this THE BEST VALUE, PET-FRIENDLY, AND 1 BED 1 BATH APARTMENT in all of the Keynote buildingss? We sure think so! Are you tired of paying rent with no end in sight? Your search for a place to call home ends here! Are you tired of not having gym’s or grocery stores nearby? Your new apartment has one of the best fitness centres downtown and is directly next to the Sunterra! Welcome to Keynote 2, conveniently located in one of Calgary’s most central communities, The Beltline. Your new apartment is PERFECT for the single professional -or couple!- that values quality, location, and proximity to all services and amenities. and with the unit freshly painted and professionally cleaned (September 2026), forget about moving into a place with dirty, stained, or grimy walls! your combined living room and dining room has space for all your belongings, while your executive kitchen maximizes every countertop and cabinet space. This UPDATED, PET-FRIENDLY apartment has LOW CONDO FEES. And with an underground TITLED PARKING. SPOT this apartment has everything you need and is looking for a new owner who wants to quick access to it all: 2 minute drive to 17th Ave, minutes to Stampede Grounds and the new Saddledome, and immediate access to McLeod Trail for all your commuting needs. This unit is both perfect for investors or someone ready to start their homeownership journey. Call your Realtor of choice and book a showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344342
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:	$552.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Northeast
Unit Exposure:	East
Floor Location:	Other
Entry Level:	19
Stories Total:	29
Levels:	Single Level Unit
End Unit:	1 Common Wall
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:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Glass, Mixed
Structure Type:	High Rise (5+ stories)
Roof:	Rubber
Ensuite:	No

Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
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:	Bicycle Storage, Fitness Center, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Encroachment
Pets Allowed:	Restrictions
Main Floor	Entrance · 12' × 3'9" ·
Main Floor	Kitchen · 9' × 7'6" ·
Main Floor	Dining Room · 9' × 6' ·
Main Floor	Living Room · 11'2" × 11' ·
Main Floor	Bedroom - Primary · 12'4" × 9'1" ·
Main Floor	Laundry · 3' × 3' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Courtyard, Lighting
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1903-225-11-avenue-se-calgary-a2344342/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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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.