2203 225 11 Avenue SE

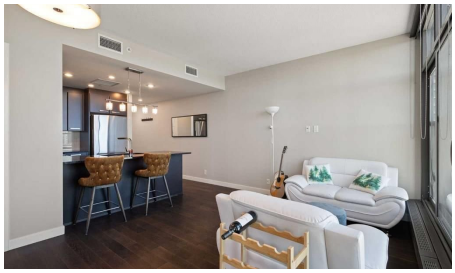
Calgary | Active | MLS® A2346509

$254,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**545.26 sq. ft.**

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Listed by 2% Realty

A closer look

Experience stylish urban living in the Keynote 2 complex, ideally situated in Calgary’s vibrant Beltline district. This beautifully designed 1-bedroom residence offers a functional and thoughtfully designed layout, complete with a full 4-piece bathroom and titled underground parking. Step inside to discover rich hardwood flooring and a bright, open-concept layout that effortlessly connects the kitchen and living areas. Floor-to-ceiling windows flood the home with natural light while offering stunning, unobstructed views of downtown Calgary. The modern kitchen features sleek dark cabinetry, granite countertops, stainless steel appliances, and a versatile island with breakfast bar seating, perfect for casual dining or entertaining guests. The spacious bedroom continues the bright, airy feel with floor-to-ceiling windows and a generous walk-in closet. A full 4-piece bathroom and convenient in-suite laundry complete the home. Residents of this well-managed building enjoy an exceptional array of amenities, including a fitness centre, hot tub, recreation room, and guest suites. The building also offers direct access to Sunterra Market, making everyday grocery shopping incredibly convenient. Located within walking distance of parks, schools, public transit, popular shops, and some of Calgary’s trendiest restaurants, this home puts the best of the Beltline right at your doorstep. Whether you’re a first-time buyer, downsizer, or investor, this exceptional condo combines comfort, contemporary style, convenience, and an unbeatable downtown location. Don’t miss your opportunity to call Keynote 2 home, book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346509
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:	545.26 sq. ft.
Main Level Finished Area:	545.26 sq. ft.
Condo Fee:	$552.19
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	22
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:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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, Recreation Facilities, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Mirror
Restrictions:	Easement Registered On Title, Encroachment, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'10" × 8'9" ·
Main Floor	Kitchen · 9'8" × 8'2" ·
Main Floor	Bedroom - Primary · 12'9" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	None

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2203-225-11-avenue-se-calgary-a2346509/

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