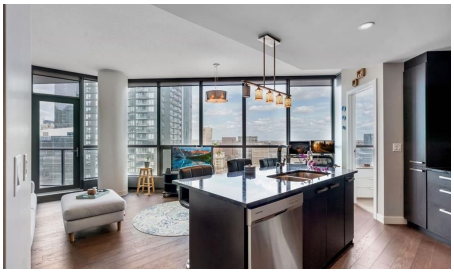
2301 225 11 Avenue SE

Calgary | Active | MLS® A2348161

$339,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**606.05 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Best view in the building! For the smart buyer, I present this executive corner residence perched high above the city on the 23rd floor of Keynote 2. Capturing sweeping, unobstructed downtown views through dramatic floor to ceiling windows, this rare one bedroom corner layout offers an impressive window wrapped living experience with stunning views of the Calgary Tower and the sparkling downtown skyline., sparkling city lights, and the downtown skyline. Inside, the home features one of the larger one bedroom layouts in the building, complete with engineered hardwood flooring, 9 ft ceilings, granite countertops, stainless steel appliances, central air conditioning, full sized in suite laundry, and an open concept living and dining area designed for modern urban living. The spacious bedroom includes a walk through closet with excellent storage + organization and direct access to a stylish ensuite bathroom with convenient guest access. A titled parking stall adds everyday practicality. Residents of Keynote enjoy exceptional amenities including fitness facilities, guest suites, bike storage, rooftop outdoor space with seating and BBQs, and direct Plus 15 access to Sunterra Market, 5 Vines, Sushi Haru, Starbucks, and RBC. Located in the heart of the Beltline, you are just minutes from 17th Ave, Stephen Ave, the Bow River pathway, Stampede Grounds, restaurants, shopping, and downtown conveniences. A standout one bedroom corner unit in one of Calgary's most established urban buildings. Downtown living done right. This is the perfect opportunity to invest in a truly remarkable view and one of downtown Calgary's most iconic skylines. From sunrise to the evening lights of the Calgary Tower, this home offers a living experience that is hard to match. You will not be disappointed call today to book your private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348161
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:	606.05 sq. ft.
Main Level Finished Area:	606.05 sq. ft.
Condo Fee:	$592.34
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	21
Stories Total:	29
Levels:	Single Level Unit
End Unit:	End Unit
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:	Composite Siding, Concrete, Glass, Metal Frame
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	KeyNote 2
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Title to Land:	Fee Simple
Community Features:	Other, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2301-225-11-avenue-se-calgary-a2348161/

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.