502 225 11 Avenue SE

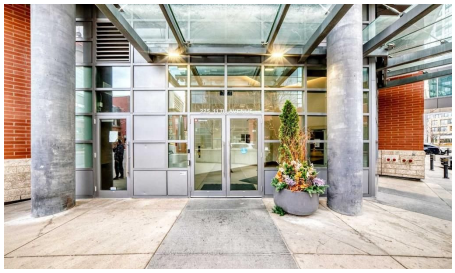
Calgary | Active | MLS® A2327983

$250,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**608.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

INVESTOR ALERT! FRIST TIME BUYERS!! You'll love this sunny west facing 1 bed/1 bath unit with contemporary finishes in the sought after KeyNote 2 building. The open concept living area is flooded with natural light, 9' ceilings and features a good sized kitchen with granite counters, flat panel white cabinetry & modern light fixtures. The spacious main living area has an ideal layout for dedicated dining & relaxing areas, perfect for entertaining, The primary bedroom features another large window & good sized walk-in closet w/organizers. The 4 pc bath & in unit laundry complete the unit. Additionally you'll have both one titled heated underground parking stall & a titled storage locker for added convenience. The KeyNote 2 building also features an expansive BBQ & picnic common area, fitness centre, party room, guest suite, car wash & bicycle storage. Sunterra Market is in the ground level of the building making your busy life easier, and the building is an easy walk to fantastic restaurants & bars, shopping, and Stampede Park & Victoria Park LRT, making commuting a breeze. A must see; book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327983
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:	608.7 sq. ft.
Main Level Finished Area:	608.7 sq. ft.
Condo Fee:	$605.73

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	5
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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, Composite Siding, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Garage Spaces:	1
Parking:	Guest, Heated Garage, Titled, 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:	Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Party Room, Picnic Area, Secured Parking, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	TV & Wall Mount
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 18'8" × 4'10" ·
Main Floor	Laundry · 5' × 4'7" ·
Main Floor	Kitchen · 10'2" × 9'9" ·
Main Floor	Dining Room · 10'8" × 7'8" ·
Main Floor	Living Room · 11'6" × 10'9" ·
Main Floor	Bedroom - Primary · 12'7" × 9'5" ·
Main Floor	Walk-In Closet · 5'4" × 3'9" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks

Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/502-225-11-avenue-se-calgary-a2327983/

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.