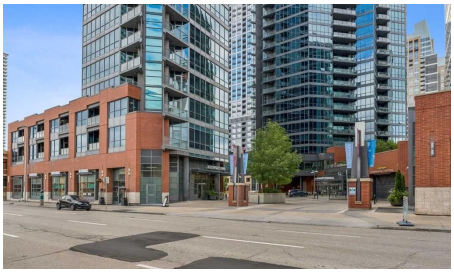
707 225 11 Avenue SE

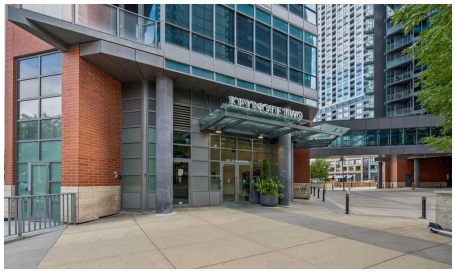
Calgary | Active | MLS® A2344872

$240,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**489.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Keynote 2, one of Calgary's premier high-rise communities in the heart of the vibrant Beltline. This beautiful condo offers the perfect blend of modern style, comfort, and convenience, making it an excellent opportunity for professionals, investors, or anyone seeking an exceptional urban lifestyle. Step inside to discover a bright and open-concept layout featuring 9-foot ceilings, expansive floor-to-ceiling windows, central air conditioning, and contemporary finishes throughout. The modern kitchen is equipped with stainless steel appliances and granite countertops. Additional features include in-suite laundry, a private balcony, and titled secured underground parking. Residents of Keynote enjoy an impressive selection of resort-style amenities, including two fully equipped fitness centres, an owners' lounge with a pool table, flat-screen TVs, a partial kitchen, and direct access to a landscaped rooftop terrace with BBQs and seating areas. Two guest suites are available for visiting family and friends, while secure underground bike storage adds further convenience. The building is pet-friendly and offers direct indoor access to Sunterra Market, retail services, and the +15 network. With most utilities included, ownership is both convenient and cost-effective. Ideally located just steps from Stampede Park, the Saddledome, East Village, public transit, the Bow River pathway system, and some of Calgary's best restaurants, cafés, shopping, and entertainment. This condo places the very best of downtown living at your doorstep. Don't miss your opportunity to own in one of Calgary's most sought-after buildings. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344872
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:	489.65 sq. ft.
Condo Fee:	$496.07
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	707
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
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Glass
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel

Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Recreation Facilities, Secured Parking, Trash
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Board Approval, Call Lister, Condo/Strata Approval, Pet Restrictions or Board approval Required, See Remarks
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'2" × 10'10" ·
Main Floor	Kitchen · 12'4" × 11'5" ·
Main Floor	Bedroom - Primary · 11'7" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks
Exterior Features:	Balcony, Courtyard, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-225-11-avenue-se-calgary-a2344872/

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.