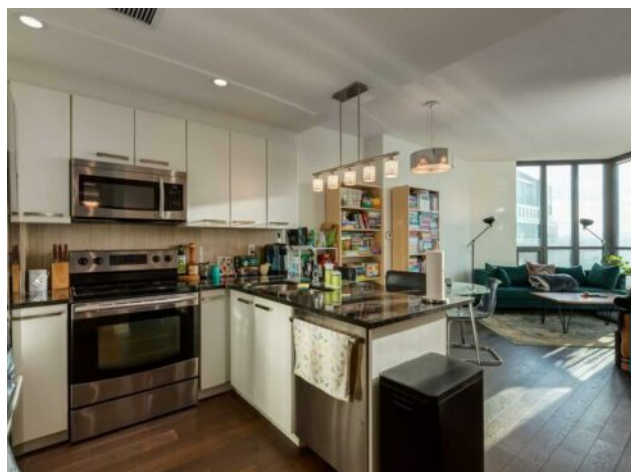


2509, 225 11 Avenue SE  
Calgary, Alberta

MLS # A2285372



## \$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters		

Inclusions: n/a

Enjoy unobstructed, panoramic views from this one bedroom, one bathroom residence perched on the 25th floor of Keynote Two. This bright, air conditioned home features 9 foot ceilings, hardwood flooring, stone countertops, stainless steel appliances, and convenient in suite laundry. Floor to ceiling windows frame spectacular views of the Saddledome, downtown skyline, and the Rocky Mountains beyond. The unit includes a storage locker, bike storage, and one of the largest and most desirable parking stalls in the entire parkade, a rare and valuable offering in the building. Residents enjoy direct +15 access to Sunterra, a well equipped fitness centre, owners lounge, and guest suites, all within a professionally managed concrete tower in the heart of the Beltline. An exceptional opportunity offering views, amenities, and parking that truly set it apart.