

# \$279,900 - 404, 225 11 Avenue Se, Calgary

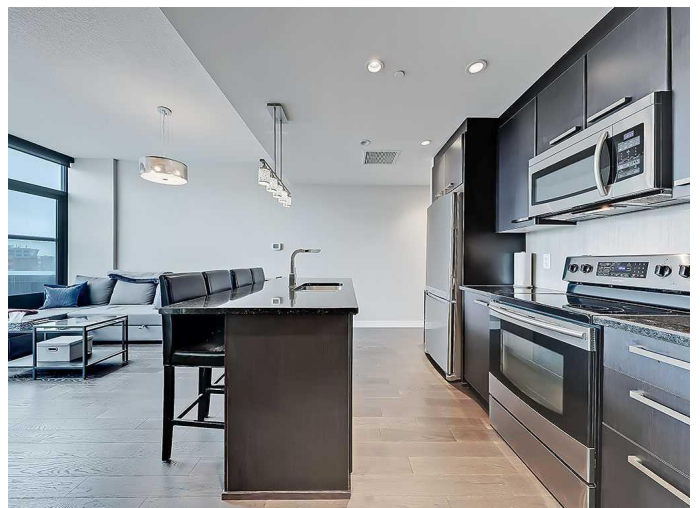
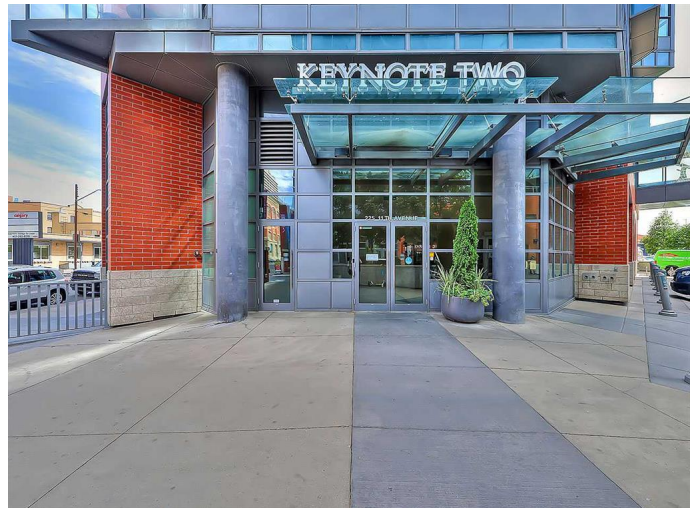
MLS® #A2200407

**\$279,900**

1 Bedroom, 1.00 Bathroom, 486 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience exceptional value in this modern 1-bedroom, 1-bathroom condo with titled underground parking, located in the highly sought-after Keynote 2 building. Situated in the heart of Calgary's Beltline, this prime location is just steps from the Saddledome, LRT, Sunterra Market, and within walking distance to downtown, offering the perfect blend of convenience and vibrant city living. This stylish unit features 9-foot ceilings, rich hardwood flooring, and contemporary high-end finishes throughout. The open-concept layout is enhanced by expansive floor-to-ceiling windows, allowing for an abundance of natural light and stunning city views. The gourmet kitchen is both functional and elegant, boasting espresso cabinetry, granite countertops, stainless steel appliances, ample storage, and island seating for effortless entertaining. The spacious primary bedroom is a serene retreat, complete with floor-to-ceiling windows and a walk-in closet for optimal storage. The 4-piece bathroom features upgraded granite countertops and a deep soaker tub/shower combo, perfect for unwinding. Residents of Keynote 2 enjoy access to an array of premium amenities, including one of the best condo gyms in the city, an owners' lounge, rentable guest suites, and a shared rooftop patio. The building also offers +15 access to Keynote 1 and Sunterra market, enhancing convenience in all seasons. This unit includes titled underground parking and access to common bike storage, making it



ideal for urban professionals or investors  
seeking a prime downtown property.

Built in 2013

### **Essential Information**

MLS® #	A2200407
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	486
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	404, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	Central Air
# of Stories	27

### **Exterior**

Exterior Features	Courtyard
Construction	Brick, Glass

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	30
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.