

# \$349,950 - 1401, 225 11 Avenue Se, Calgary

MLS® #A2214977

**\$349,950**

1 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Click brochure link for more details. CALGARY TOWER VIEW, PENTHOUSE LEVEL PARKING, HIGH END, UPGRADED, GLASS FLOOR TO CEILING WRAP AROUND WINDOWS, CORNER unit (this not a typical 1 bedroom) in prestigious KEYNOTE 2 premier apartment residences, situated in the highly sought after downtown location of VICTORIA PARK and within the walk-zone to Calgary core amenities.

This executive upgraded unit has the best PARKING on P1 level which will save 20-30 minutes every day to get to/from parkade while saving your car longevity not going over the parkade speed bumps and same level titled oversized storage. Unit offers exceptional privacy and tranquility compared to other buildings in downtown thanks to its ALL-CONCRETE construction, including shared walls. Its unique ALL-GLASS EXTERIOR sets it apart, making it a standout building in Calgary's skyline. The OPEN-CONCEPT LAYOUT is designed for comfort and style, this unit boasts 9' ceiling with WRAP AROUND FULL FLOOR TO CEILING WINDOWS with BLINDS at your fingertip to close/open at your convenience and enjoy spectacular views of Calgary Tower. It is well planned one bedroom walk-in/walk through closet, entrance/exit from both bedroom and bathroom, not like any other layouts and one full bath, ceiling-height kitchen with European cabinetry, GRANITE counter-tops, center island, engineered



Kitchen before upgraded Lighting fixtures Smart Faucet Soap Dispensers New Glass Touch Microwave  
\*\*staged



Floor to ceiling windows and 9' ceilings

Kitchen before upgraded Lighting fixtures, Smart Faucet, Soap Dispensers, New Glass Touch Microwave  
\*\*staged



hardwood floors and Samsung stainless appliances. Enjoy the ease of in-suite laundry and the comfort of central AIR CONDITIONING, ensuring a perfect indoor climate year-round.

This unit like no others has UPGRADES: P1/Level1 Parking right at the entrance of the parkade, oversized titled storage, VOVO smart toilet, smart touchless faucets in the kitchen and bathroom, rain shower, large, matte black sink in the bathroom, new modern lighting fixtures in the kitchen, living room and bathroom, InSinkErator Garbage Disposal, countertop soap dispenser, has professionally drilled hole in the countertop to install water filtration like Reverse Osmosis and a new Samsung Glass Touch LED microwave.

The adjoining living room can accommodate full-size furniture and leads to the balcony where you can enjoy your morning coffee while watching the sun rise or sipping glass of wine watching lights of Calgary Tower in the evening.

This air-conditioned complex has keyless main entry and a newly installed high security system. Keynote 2 boasts an array of exceptional amenities that cater to an active and social lifestyle. Stay fit in one of the 2 the state-of-the-art fitness centers or unwind in the owner's lounge complete with a large TV, pool table, kitchen and wet bar. Furnished guest suites, 24-hour security with surveillance cameras, and secured elevator access. The building also features a Plus-15 rooftop patio with outdoor space and BBQs, perfect for summer gatherings and relaxing with friends. Residents enjoy the convenience of full-time onsite management, secured elevator access, a guest room for visiting friends and family, two bike rooms.

Built in 2013

## Essential Information

MLS® #	A2214977
Price	\$349,950
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1401, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

## Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Picnic Area
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
# of Stories	29

## Exterior

Exterior Features	None
Construction	Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	55
Zoning	DC

### **Listing Details**

Listing Office	Honestdoor Inc.
----------------	-----------------

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.