# \$309,900 - 802, 225 11 Avenue Se, Calgary

MLS® #A2260911

## \$309,900

1 Bedroom, 1.00 Bathroom, 618 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Incredible Value with Pure luxury in this secure/private building - Keynote 2! 8th floor with a bedroom + dining and a sunny east city view providing a breathtaking backdrop. This home has a full bathroom and an in-suite laundry area. You can't go wrong with this condo, especially with its value, including indoor parking, proximity to downtown, LRT, work, shops, restaurants, Stampede grounds, pathways and amenities, all of which are complemented by workout equipment. Keynote 2 condos offer amenities such as an on-site fitness center, an owners' lounge with a pool table and BBQ facilities, guest suites, and a Plus-15 rooftop patio featuring outdoor space and BBQ areas. Residents also benefit from heated underground parking and storage lockers, a car wash bay, and convenient on-site features like a connected Sunterra Market. You'll love the bright, open design, featuring LVP floors throughout, an oversized great room with a French window that opens out to your railing, and wide-open views across the street. The modern kitchen features stainless steel appliances, including a central peninsula island with a dual stainless basin sink and breakfast bar. The primary bedroom is spacious, featuring a walk-in closet and more views! Other upgrades include tile flooring in the bathroom, custom tile backsplash, recessed lights, a chandelier, a quiet building location, and more. This unit comes with underground parking and a storage locker for added convenience. The





802, 225 11 AVENUE SE RECAMBASUREMENT STANDARD - CALGARY, AB MAIN LEVEL (AG) - 618.21 Sq.Ft. / 57.43 m² TOTAL ABOVE GRADE RMS SIZE - 618.21 Sq.Ft. / 57.43 m²





pet-friendly non-AirBNB building offers world-class amenities, including a secure front entry, visitor parking. Ideally located in the heart of Victoria Park, Keynote 2 offers unmatched walkability, with an array of top-rated restaurants and cafes nearby. The shopping, entertainment, and nightlife of 1st Street, 17th Avenue, the New Scotiabank Entertainment Centre, and St. Stephen's Avenue are all within minutes. At the same time, the Saddledome and Stampede Park offer year-round events and sports. For those who work downtown, the +15 entrance is just one step away, ensuring seamless connectivity. This resort lifestyle residence offers the ultimate modern urban experience, complete with unparalleled views, bespoke finishes, and top-tier amenities. You don't need to preview! Note: Quick possession available!

Built in 2013

#### **Essential Information**

MLS® # A2260911 Price \$309,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 618
Acres 0.00

Year Built 2013

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 802, 225 11 Avenue Se

Subdivision Beltline City Calgary

County Calgary Province Alberta Postal Code T2G 0G3

#### **Amenities**

**Amenities** Elevator(s), Fitness Center, Park, Party Room, Recreation Facilities,

Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Car

Wash

Parking Spaces 1

**Parking** Titled, Underground

#### Interior

**Interior Features** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High

Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed

Lighting, Soaking Tub, Walk-In Closet(s)

**Appliances** Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Baseboard, Natural Gas Heating

Cooling None # of Stories 29

#### **Exterior**

**Exterior Features** None Lot Description Views

Roof Tar/Gravel

Construction Brick, Concrete

#### **Additional Information**

Date Listed September 29th, 2025

Days on Market 52

DC Zoning

### **Listing Details**

**Listing Office** Jayman Realty Inc.

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