

\$285,000 - 703, 225 11 Avenue Se, Calgary

MLS® #A2249773

\$285,000

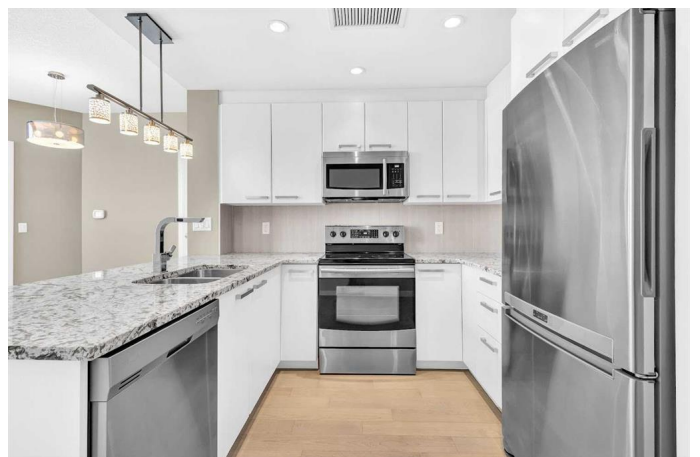
1 Bedroom, 1.00 Bathroom, 530 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Keynote II Tower! This bright and spacious 7th-floor corner unit is ideally close to the elevator.

"Enjoy breathtaking modern city architecture, historic landmarks, and vibrant green parks, which come together in natural harmony and unfold like a panorama." Wrapped in floor-to-ceiling windows, this sophisticated unit is bathed in natural light, offering breathtaking north and northeast views. The thoughtfully designed floor plan is complemented by high-end finishes, including sleek quartz countertops, stainless steel appliances, LVP flooring, and the comfort of air conditioning. The open-concept living room boasts 9-foot ceilings, floor-to-ceiling windows with plenty of natural light, and sleek roller shade coverings. The elegantly designed kitchen features quartz countertops, professional stainless-steel appliances, modern cabinetry, abundant cupboard and counter space, a dual-basin stainless-steel sink, and breakfast bar seating—perfect for entertaining. The primary bedroom offers fantastic panoramic city views! The full bathroom is just steps away, showcasing quartz counters, an under-mount sink, a soaking tub/shower combo, and ceramic tile flooring. A convenient laundry room includes a stackable washer and dryer. Direct access to amenities including Sunterra Market, restaurants, grocery stores, and more. The nearest LRT station is just a 5-minute walk, with the Downtown Core, 17th Ave, BMO Centre, and Stampede Park all within walking



distance. **One titled parking stall & a titled storage room, located in the heated underground parkade (P4 level) close to the elevator**

Built in 2013

Essential Information

MLS® #	A2249773
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	530
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	703, 225 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Garage Door Opener, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	29

Exterior

Exterior Features	Courtyard, Lighting
Construction	Brick, Concrete, Glass, Metal Siding

Additional Information

Date Listed	August 21st, 2025
Days on Market	16
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

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.