

\$319,900 - 802, 225 11 Avenue Se, Calgary

MLS® #A2260911

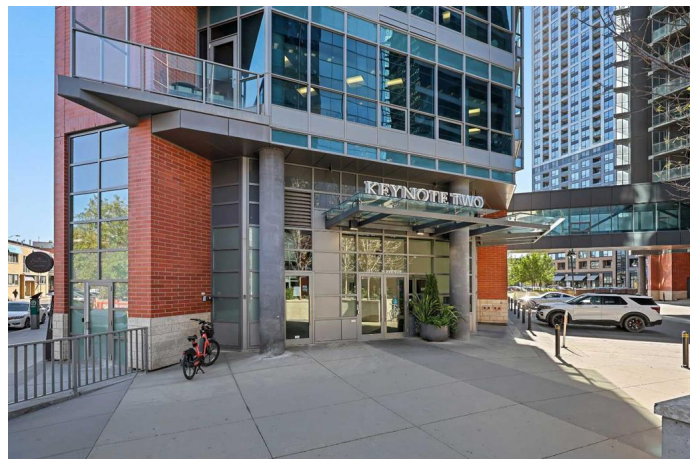
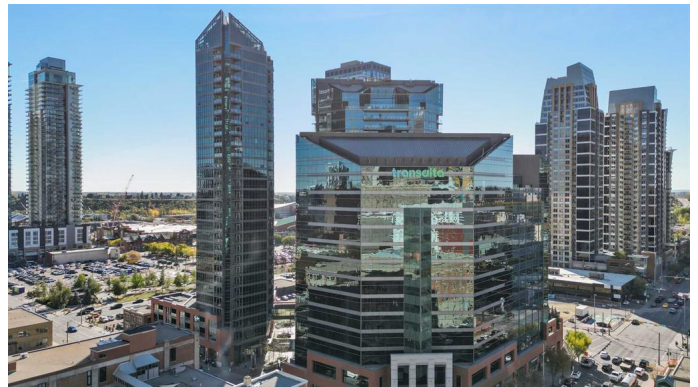
\$319,900

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

RECA MEASUREMENT 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	\$319,900
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
Heating	Baseboard, Natural Gas
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	2
Zoning	DC

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.