

# \$724,900 - 2405, 220 12 Avenue Se, Calgary

MLS® #A2268008

**\$724,900**

2 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0.00 Acres

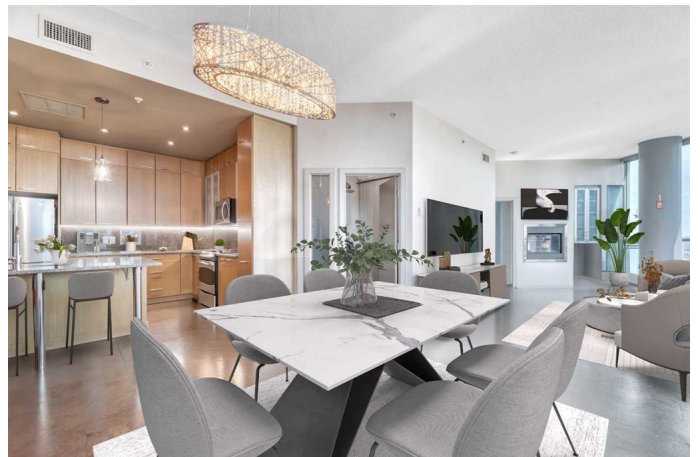
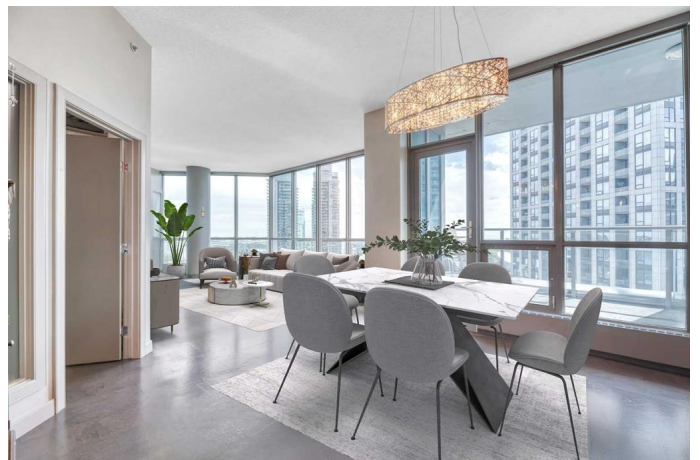
Beltline, Calgary, Alberta

**PRICED TO SELL!!** Enjoy elevated urban living in this stunning SkySuite at Keynote One, perfectly set in the heart of Calgary's vibrant Beltline. Wrapped in floor-to-ceiling windows, this two-bedroom plus den residence showcases breathtaking panoramic views—from the Rockies to the Bow River to Stampede Park.

Inside, modern design meets everyday comfort. The stylish kitchen features granite countertops, ceiling-reaching cabinetry, upgraded appliances, and a spacious island—ideal for casual dining or entertaining guests. The dining area flows seamlessly to a large private balcony with a gas BBQ hookup, where you can soak in dazzling sunrises and sparkling city lights.

A double-sided fireplace connects the inviting living room to the serene primary suite, complete with a second private balcony, heated floors in the spa-inspired ensuite, and a fully customized walk-in closet. The second bedroom and bath are perfectly positioned for guest privacy.

Over \$50,000 in thoughtful custom upgrades elevate every corner of this home—ShelfGenie drawer organizers, a bespoke built-in desk and storage in the den, a dresser in the guest room, under-cabinet lighting, and a premium Kinetico-5 water filtration system.



Titled parking is conveniently located near the elevator, with the option to rent additional stalls. A secured, titled storage locker is also included.

At Keynote One, residents enjoy premier amenities including two fitness centres, guest suites, a stylish owner’s lounge, rooftop terrace with BBQs, and secure bike storage. Professionally managed with an on-site manager, this building offers unmatched peace of mind and convenience.

Downstairs, you’ll find Sunterra Market, Starbucks, 5 Vines, and Calgary’s most exciting new dining and entertainment options—plus easy access to Stampede Park, transit, and the downtown core. This stunning and well-appointed property in an iconic Beltline tower is exceptionally well-priced. Don’t miss out—book your private showing today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268008          |
| Price          | \$724,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,425             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2405, 220 12 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G0R5                 |

## Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                                                                                                  |
| Parking        | Underground                                                                                                                                                        |

## Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Purifier, Window Coverings                                                       |
| Heating           | Baseboard                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                           |
| # of Stories      | 26                                                                                                                                                            |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 15                 |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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