



## 220 12 Avenue Calgary Alberta

\$420,000

Welcome Home to Keynote 1, a beautiful executive condo located in the heart of the Beltline/Victoria Park. This 2 bed, 2 bath end/corner unit offers stunning mountain and city views. The stylish interior features cork flooring, a modern kitchen with quality cabinetry, stainless steel appliances, granite countertops, and a large island. The generous dining area and main living room boast spectacular day and night views through floor-to-ceiling windows. Both bedrooms also have floor-to-ceiling windows. The master bedroom includes a walk-in closet and a 4-piece ensuite bathroom. The second bedroom is well-sized, with quick access to the second full bathroom. The unit also includes convenient in-suite laundry. This suite, part of the desirable "Forte series" layout, features a west exposure, 9-foot ceilings, and a balcony. The well-appointed kitchen includes ceiling-height European cabinetry, stainless steel appliances, and a newer range. The center sit-up island is perfect for casual meals and entertaining. Just off the kitchen is the living and dining area with views of the courtyard below. The primary suite features, a generous size walk-in closet, a 4-piece ensuite bath. Keynote 1 provides a titled underground parking stall and a large storage room. The building is rich in amenities, including a fabulous gym, jacuzzi, rec room with pool table, two rentable guest suites, a well-equipped fitness facility, a residents lounge, and direct access to Sunterra Market, a rooftop patio, and a Starbucks. The vibrant community offers independent retailers in historic buildings, chic cafes in innovative high-rises, sought-after restaurants, and an energetic nightlife. It's also just a short walk to banking, the Saddledome, the C-Train, and numerous other restaurants. Don't miss the opportunity to call this stunning condo your home and enjoy all that this vibrant community has to o...

Laundry room 3.50 Ft x 3.42 Ft  
 Kitchen 8.67 Ft x 13.00 Ft  
 Other 4.83 Ft x 9.42 Ft  
 Dining room 5.17 Ft x 11.83 Ft  
 Dining room 9.75 Ft x 10.17 Ft  
 Living room 12.75 Ft x 9.83 Ft

Bedroom 12.75 Ft x 9.58 Ft  
 3pc Bathroom 8.00 Ft x 5.08 Ft  
 Primary Bedroom 11.25 Ft x 11.17 Ft  
 Other 7.42 Ft x 6.42 Ft  
 4pc Bathroom 8.33 Ft x 9.17 Ft

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