



## 225 11 Avenue Calgary Alberta

\$450,000

Titled parking. Titled storage locker. Welcome to exquisite contemporary urban living in downtown Calgary's prestigious Keynote 2 building. This luxurious 2 bedroom 2 bathroom corner unit features a spacious kitchen equipped with updated appliances, a breakfast bar, and modern finishings throughout. The living space is spacious and inviting with large panoramic windows throughout. The dining area is quaint and well lit. The primary bedroom is carpeted and features a large closet, private balcony, and an ensuite bathroom with stand up shower. The additional bedroom is larger with a walk through closet connecting to the bathroom with soaker tub. The building features a large modernized gym, spa, roof top patio, secure underground parking, and on site concierge. The building is in prime location and is within walking distance to restaurants, shopping, public transit, grocery stores, walking paths, and all the amenities Calgary has to offer. This unit is fully furnished and all furnishings are negotiable at time of sale. TENANT IS ON A FIXED TERM CONTRACT UNTIL FEB 29 /2024. RENT IS \$2,600/MONTH. (id:6769)

Kitchen 11.33 Ft x 8.33 Ft

Dining room 8.17 Ft x 6.67 Ft

Living room 12.33 Ft x 11.17 Ft

Laundry room 3.92 Ft x 2.67 Ft

Primary Bedroom 10.92 Ft x 10.67 Ft

Bedroom 11.25 Ft x 10.42 Ft

3pc Bathroom 6.92 Ft x 6.92 Ft

4pc Bathroom 9.92 Ft x 5.92 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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