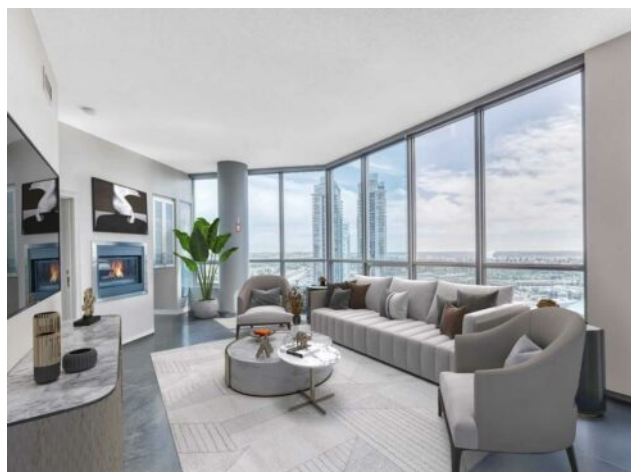


2405, 220 12 Avenue SE
Calgary, Alberta
MLS # A2268008

\$724,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,425 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,113
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

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!