

1004, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2244869



**\$330,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 597 sq.ft.                                           | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | -                                                    |               |                   |

|                    |                                                                                                |                   |                 |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Cork, Tile                                                                             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Concrete                                                                                       | <b>Condo Fee:</b> | \$ 499          |
| <b>Basement:</b>   | See Remarks                                                                                    | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, See Remarks                                                                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |                 |

**Inclusions:** n/a

Welcome to unit 1004 at Keynote 1 – this beautifully upgraded 1-bedroom, 1-bathroom condo offers floor-to-ceiling windows and soaring 9-foot ceilings that flood the space with natural light, perfectly complementing the open-concept design and modern finishes. Step inside to find a bright, spacious layout accented by sleek cork flooring, polished granite countertops, and stainless steel appliances. The contemporary kitchen is as functional as it is stylish, complete with full-height cabinetry, a large breakfast bar, and modern lighting. Whether you're entertaining guests or unwinding after a long day, this space delivers comfort, function, and flair. The oversized bedroom acts as a private retreat with a generous walk-through closet, and direct access to a 4-piece ensuite finished with a sleek vanity and a bathtub/shower combo. There's even the convenience of in-suite laundry and central air conditioning. But the lifestyle doesn't stop at your front door. Keynote 1 is renowned for its resort-style amenities: A state-of-the-art fitness centre with cardio and weight rooms Residents' lounge with pool table, and TV area Landscaped rooftop courtyard with gas BBQs Two guest suites, bike storage, and a storage locker the size of a small room On-site manager and secure titled underground parking Located in Calgary's vibrant Beltline community, Keynote Urban Village places you at the center of it all—Sunterra Market, Starbucks, 5 Vines Wine & Spirits, and the +15 walkway are just steps from your elevator. You'll also enjoy easy access to the C-Train, downtown offices, river pathways, and the city's best dining and entertainment. Don't miss your chance to live in one of Calgary's premier buildings. Book your showing today and come experience life at Keynote.