

**1801, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2242788**



**\$424,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                     |                   |                 |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                                           | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Cork, Tile                                                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                   | <b>Condo Fee:</b> | \$ 678          |
| <b>Basement:</b>   | -                                                                                                   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding                                                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** N/A

Imagine living where everything happens—downtown Calgary, right by the Saddledome, Stampede Park, and 17th Ave. Surrounded by cafes, the riverwalk, nightlife, and even a market right downstairs, this condo offers more than convenience—it delivers a full urban lifestyle. Welcome to your sky-high escape on the 18th floor of the prestigious Keynote 1 tower. This 2 bedroom, 2 bathroom executive suite offers floor-to-ceiling windows, a private balcony, and a kitchen that's ready to impress—complete with granite countertops, stainless steel appliances, and sweeping unobstructed west facing city views while you cook. Comfort and functionality shine throughout with central A/C, in-suite laundry, titled underground parking, and a separate storage locker. Residents have exclusive access to premium amenities, including a full gym, hot tub, owner's lounge, and two guest suites for visiting friends or family. Whether you're looking for your next home or a prime investment opportunity, this is downtown living done right.