

# \$824,900 - 2405, 220 12 Avenue Se, Calgary

MLS® #A2217194

**\$824,900**

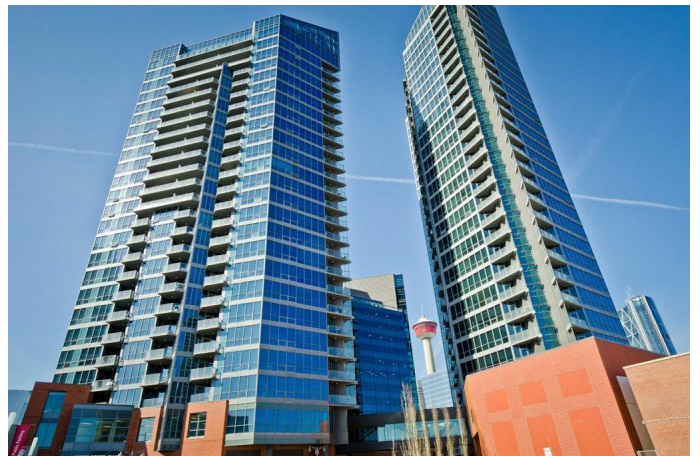
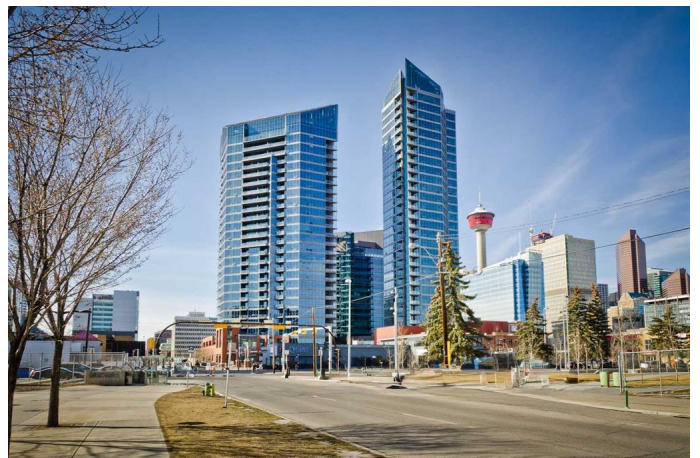
2 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beltline - 2405, 220 12 Avenue SE:  
Experience elevated urban living in this stunning Skysuite at Keynote One, perfectly positioned in Calgary's vibrant Beltline. This spacious two-bedroom plus den residence features floor-to-ceiling windows overlooking Stampede Park and offering breathtaking views that stretch from the mountains to the river.

Designed for both comfort and sophistication, the kitchen features granite countertops and backsplash, ceiling-height cabinetry, and upgraded appliances, along with a generous island that serves as the perfect gathering space. The open-concept dining area gives access to your large balcony, which includes a gas BBQ hookup and provides the perfect spot to unwind while taking in the views. The living room is warm and inviting, anchored by a striking double-sided fireplace that also enhances the ambiance of the primary suite. Here, you'll find a spacious walk-in closet, a spa-like five-piece ensuite with heated floors, and an additional private balcony - your own retreat within the city. The second bedroom and bathroom are thoughtfully placed on the opposite end of the suite, ensuring privacy for guests or family members.

Over \$50,000 in high-end built-ins in nearly every space elevate this home's functionality, with custom Shelf Genie organizers, a beautifully integrated desk and



cabinetry in the office/den, a built-in dresser in the guest bedroom, a fully optimized walk-in closet in the primary suite, and the list goes on. Additional thoughtful upgrades include under-cabinet lighting and a Kinetico-5 water filtration system.

This unit includes titled parking conveniently located near the elevator, and with possibilities to rent additional stalls. There is also a secured and titled storage locker on parking level one.

Residents of Keynote One enjoy an array of premium amenities, including two state-of-the-art fitness centers, guest suites, a residentâ€™s lounge and rooftop oasis (with a BBQ patio!), and secure bike storage. The building is expertly managed and cared for and has a full-time on-site manager, ensuring a well-maintained and hassle-free living experience.

With Sunterra Market, Starbucks, and 5 Vines just downstairs, and easy access to public transportation, entertainment venues at Stampede Park and the up-and-coming Scotia Place, and some of Calgaryâ€™s best restaurants, this location offers the ultimate urban lifestyle. Whether youâ€™re seeking a stylish retreat or a vibrant downtown experience, Keynote One delivers the perfect balance of modern luxury and city convenience. Skysuites rarely come available in this highly sought after highrise, book your showing today!

Built in 2009

**Essential Information**

MLS® #	A2217194
Price	\$824,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,425
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2405, 220 12 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0R5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Guest Suite
Parking Spaces	2
Parking	Additional Parking, Secured, See Remarks, Titled, Underground, Guest
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Purifier, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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