

# \$325,000 - 2308, 220 12 Avenue Se, Calgary

MLS® #A2208246

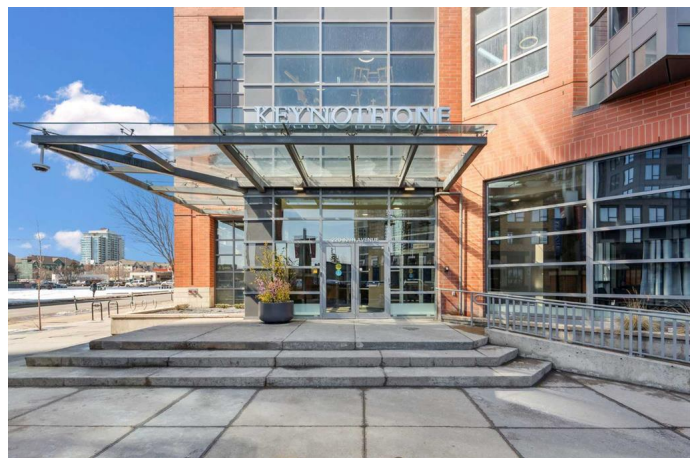
**\$325,000**

1 Bedroom, 1.00 Bathroom, 574 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

This isn't your average condo—it's a rock-solid retreat built with poured concrete walls, offering unmatched soundproofing, durability, and a sense of security; this is quality constructed by PCL. With an amazing span of windows, natural light floods the space (window coverings included) and offers amazing views to the Rockies. The sleek, modern interiors feature cork flooring, granite countertops with an extended breakfast bar, and stainless steel appliances. The open floor plan flows seamlessly from the kitchen to the dining and living areas, creating a space that's both functional and inviting. The oversized master bedroom offers direct access to a walk-through closet and a 4-piece ensuite. Soaring 9-foot ceilings and floor-to-ceiling windows enhance the open, airy feel, while the solid concrete construction ensures peace and quiet. Located in the heart of the city, Keynote Urban Village puts everything at your fingertips—Starbucks, Sunterra Market and Market Bar, the +15 walkway just a block away, and easy access to bike lanes, the C-Train, and river pathways.

Amenities include an onsite manager, fitness center, hot tub, a cardio room, weight room, an owner's lounge with pool table, exterior courtyard with gas BBQ on the 2nd floor and two guest suites for when friends or family visit. Keynote offers a bike storage room and this home comes with a storage locker the size of a small room. Built to last. Designed to impress. Welcome home. Furnishings can be



included

Built in 2009

### Essential Information

MLS® #	A2208246
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2308, 220 12 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0R5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Storage, Trash, Clubhouse, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water

Cooling	Central Air, Partial
# of Stories	26

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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