

# \$330,000 - 1004, 220 12 Avenue Se, Calgary

MLS® #A2244869

**\$330,000**

1 Bedroom, 1.00 Bathroom, 597 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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

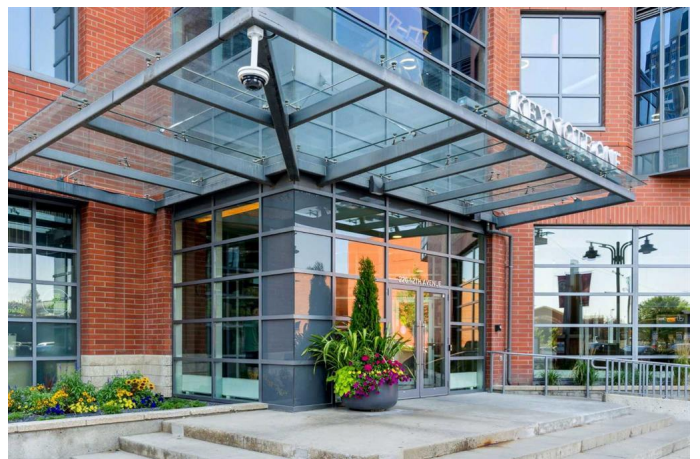
Residents' lounge with pool table, and TV area

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™ 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.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244869          |
| Price          | \$330,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 597               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1004, 220 12 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0R5                |

**Amenities**

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Secured Parking, Storage, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Heated Garage, Parkade, Titled, Underground, Secured                                                                  |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 26                                                                                                                      |
| Has Basement      | Yes                                                                                                                     |
| Basement          | See Remarks                                                                                                             |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Courtyard    |
| Roof              | Concrete              |
| Construction      | Concrete, See Remarks |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 49               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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