

# \$759,900 - 2405, 220 12 Avenue Se, Calgary

MLS® #A2261175

## \$759,900

2 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.00 Acres

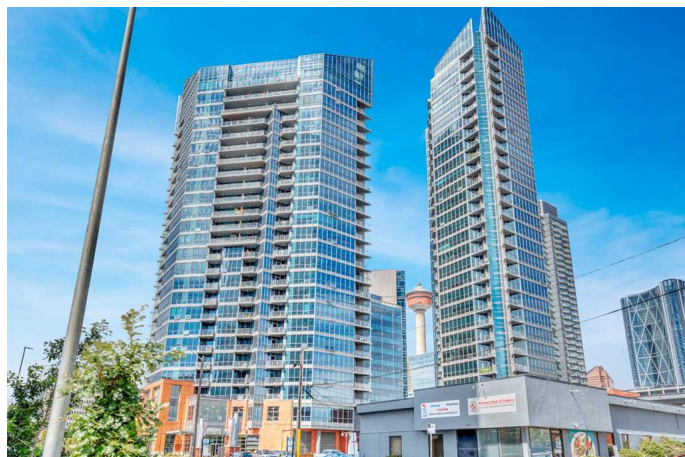
Beltline, Calgary, Alberta

**PRICE REDUCED!!** Enjoy elevated urban living in this stunning sub-penthouse SkySuite at Keynote One, perfectly positioned in Calgary's vibrant Beltline. Wrapped in floor-to-ceiling windows, this two-bedroom plus den residence captures breathtaking vistas from the mountains to Stampede Park to the Bow River.

The interior blends style and practicality with a thoughtfully designed kitchen featuring granite countertops, a full-height backsplash, ceiling-reaching cabinetry, upgraded appliances, and a generous island ideal for hosting. The dining area flows effortlessly onto an expansive main balcony with a gas BBQ hookup—your private perch for unforgettable sunsets and sparkling city lights.

A double-sided fireplace anchors the inviting living room and carries through to the serene primary suite. Here, step out to your own private balcony, relax in a spa-inspired ensuite with heated floors, and enjoy the convenience of a custom walk-in closet. A second bedroom and bathroom are strategically separated to ensure privacy for guests.

Over \$50,000 in custom built-ins enhance every inch of this home, including ShelfGenie drawer organizers, a bespoke desk and storage in the den, a built-in dresser in the guest bedroom, and a fully optimized closet system in the primary suite. Additional



upgrades include under-cabinet lighting and a premium Kinetico-5 water filtration system.

Titled parking is conveniently located near the elevator with the possibility to rent additional stalls, and a secured titled storage locker is included.

At Keynote One, residents enjoy exceptional amenities: two fully equipped fitness centres, guest suites, a stylish owner's lounge, a rooftop terrace with BBQs, and secure bike storage. The building is professionally managed with an on-site manager for added peace of mind.

Just steps from your door, you'll find Sunterra Market on the main level, Starbucks, 5 Vines, and easy access to transit, Stampede Park, and Calgary's most exciting new dining and entertainment options including Pixel Park and the upcoming Scotia Place.

SkySuites in this iconic tower seldom come available. Don't miss this opportunity to book your private viewing today.

Built in 2009

## Essential Information

MLS® #	A2261175
Price	\$759,900
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, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking, Guest Suite, Party Room, Roof Deck  
Parking Spaces 1  
Parking Underground

### 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, Window Coverings, Water Purifier  
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 September 30th, 2025  
Days on Market 1  
Zoning DC (pre 1P2007)

### Listing Details

Listing Office

RE/MAX iRealty Innovations

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