

\$900,000 - 2503, 220 12 Avenue Se, Calgary

MLS® #A2261953

\$900,000

2 Bedroom, 2.00 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

This renovated sub-penthouse at Keynote One delivers. Towering above the city, executive living showcases panoramic views of the Rocky Mountains and glittering downtown skyline. This address isn't just central—it's strategic. With the highly anticipated Calgary Ice District on the horizon, you're not only investing in a luxury home, you're investing in the city's future. Positioned steps from the Saddledome and Stampede Park, this location is set to become the beating heart of Calgary's sports, entertainment, and culture scene—a world-class hub that will elevate property values and prestige for years to come. The WOW starts at the front entry when you are struck by the 10-foot ceilings and floor-to-ceiling windows with massive spans of glass - the views command attention. Herringbone floors flow through a sleek layout with 2 bedrooms, 2 bathrooms, and a versatile den. The nearly 20-foot balcony offers front-row seats to mountain sunsets and city lights, perfect for entertaining or unwinding. The chef's kitchen is bold and functional, with Café appliances, bronze hardware, quartz waterfall counters, and a walk-in pantry upgraded with custom California Closets shelving. Perched at the edge of the building, the primary suite is a sanctuary of privacy and calm. Encased in concrete with no neighbours on either side, it offers unrivalled quiet. Imagine sinking into bed, the fireplace glowing beside you, as the lights of the



Calgary Tower twinkle in the distanceâ€”a nightly view reserved only for the few at the top. The ensuite is clad in rich limestone with a private water closet, and the custom walk-in closetâ€”designed by California Closetsâ€”provides the organization and polish youâ€™d expect at this level. More than four wallsâ€”it comes with a lifestyle amenities including Sunterra Market and Market Bar at your doorstep, a professional fitness center and cardio room, guest suites for visitors, and direct access to the +15 network, river pathways, and the cityâ€™s expanding core . One Titled "Rock-Star" parking stall and storage locker came come with this purchase and additional parking is available for rent. (id:6289)

Built in 2009

Essential Information

Listing #	A2261953
Price	\$900,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,490
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2503, 220 12 Avenue Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G0R5

Amenities

Amenities	Park, Recreation Nearby, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
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Features	Closet Organizers, Guest Suite, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Baseboard heaters
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	26

Exterior

Exterior	Concrete
Construction	Poured concrete, Steel frame

Listing Details

Listing Office	Royal LePage Benchmark
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