



KEYNOTE R2

225 11 Avenue SE, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Keynote R2 is a mixed-use building within the Keynote Urban Village complex. This tower is connected to a 29-storey residential tower with 250 suites.

- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Anchored by Sunterra Market, an office tower and two residential towers
- Targeting a full-service restaurant; space has a fully-equipped kitchen

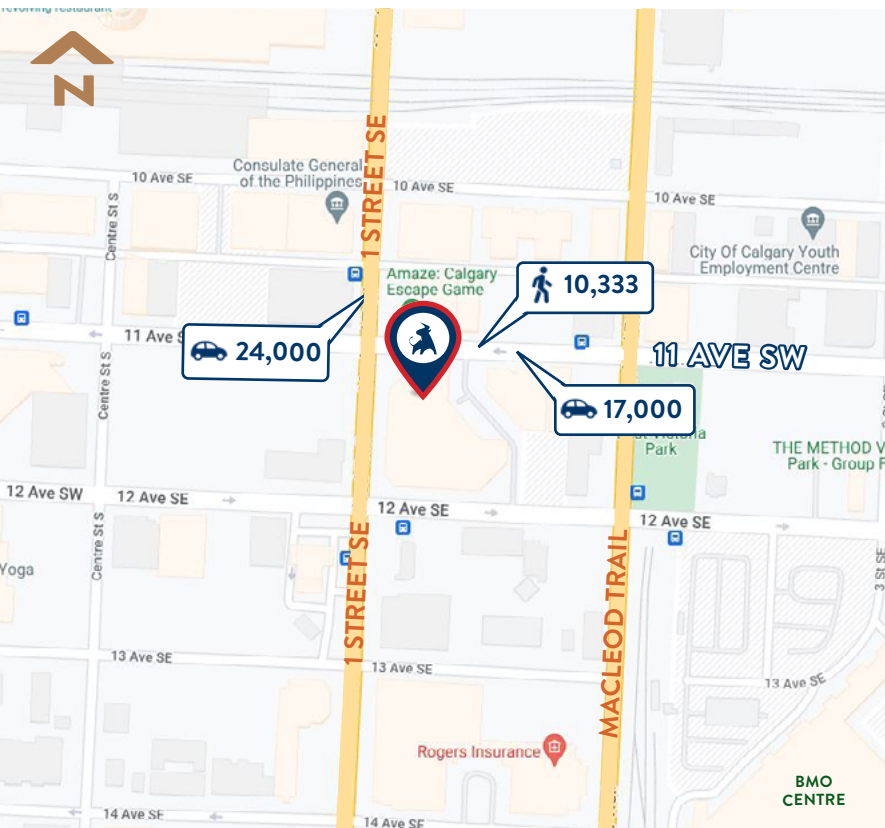


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Situated between downtown commercial core and Victoria Park, offering exposure to a lively daytime and nightlife scene
- > Convenient proximity to the downtown core, LRT, Calgary Stampede, Arts Commons and MNP Community & Sport Centre
- > Strong traffic counts in the area with over 40,000 vehicles and 10,000 pedestrians passing the site daily
- > Steps away from several highly acclaimed eateries including: Carnidale, Ten Foot Henry, Teatro, First Street Market and Yellow Door Bistro



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DEMOGRAPHIC DATA



10 Min Walk:	9,033
5 Min Drive:	42,375
Calgary (2025):	1,688,000



10 Min Walk:	38,254
5 Min Drive:	147,131



10 Min Walk:	38.8
5 Min Drive:	39.4
Calgary (2025):	38.9



10 Min Walk:	\$ 84,724
5 Min Drive:	\$ 94,909
Calgary (2025):	\$131,600

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Retail Size: 4,787 SF

LANDLORD

Trivest Realty Advisors

ZONING

DC (Direct Control)

PARKING

Side street parking available

Underground parking available at a fee;
1 stall per 1,563 sq ft

MUNICIPAL ADDRESS

225 11 Avenue SE, Calgary, AB

YEAR BUILT

2012

LEGAL DESCRIPTION

Plan: 1311780

Block: 80

Lot: 48 Excepting thereout all
mines and minerals



TENANTS WITHIN KEYNOTE COMPLEX



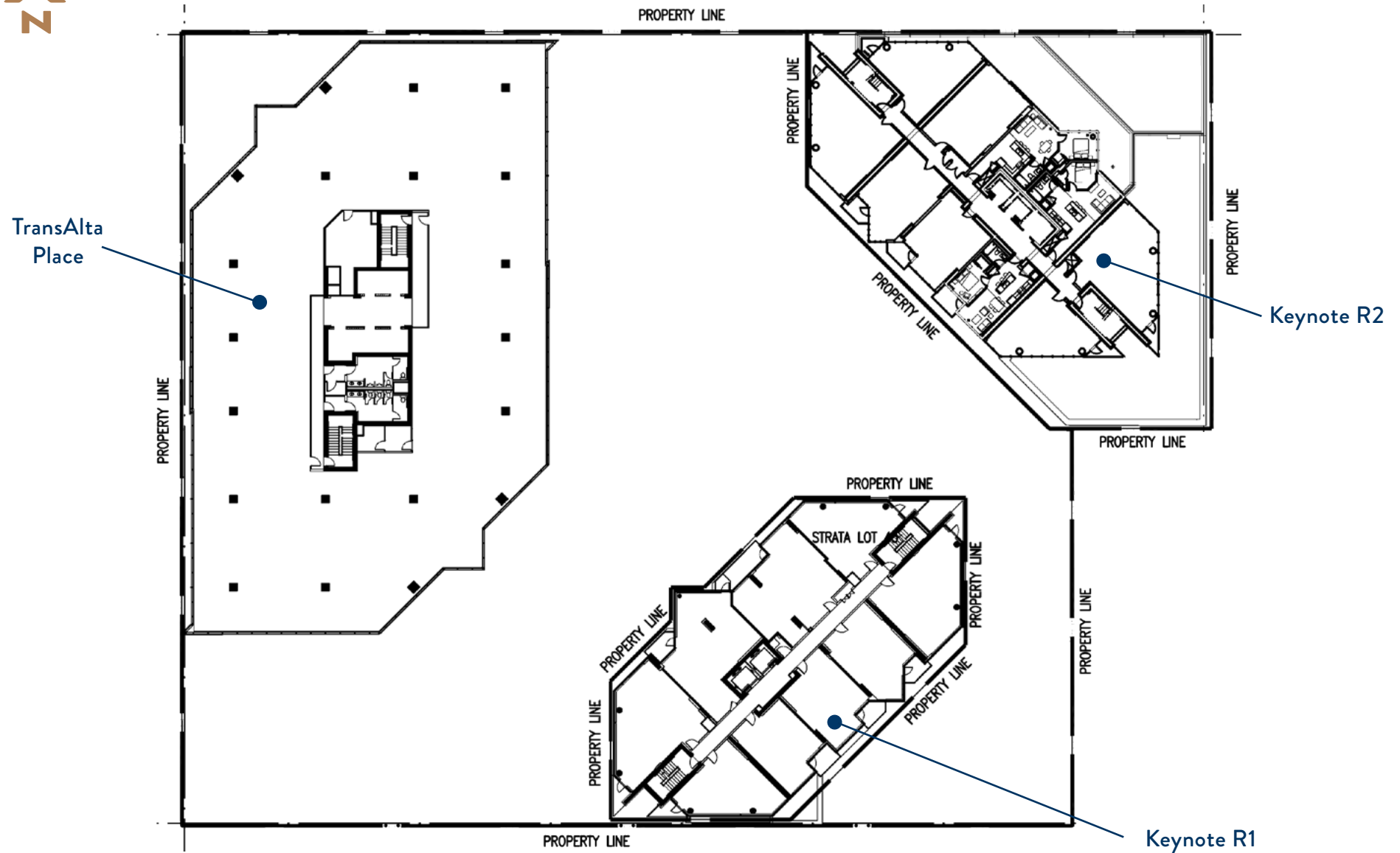
SUNTERRA
market



MUSE
aesthetics

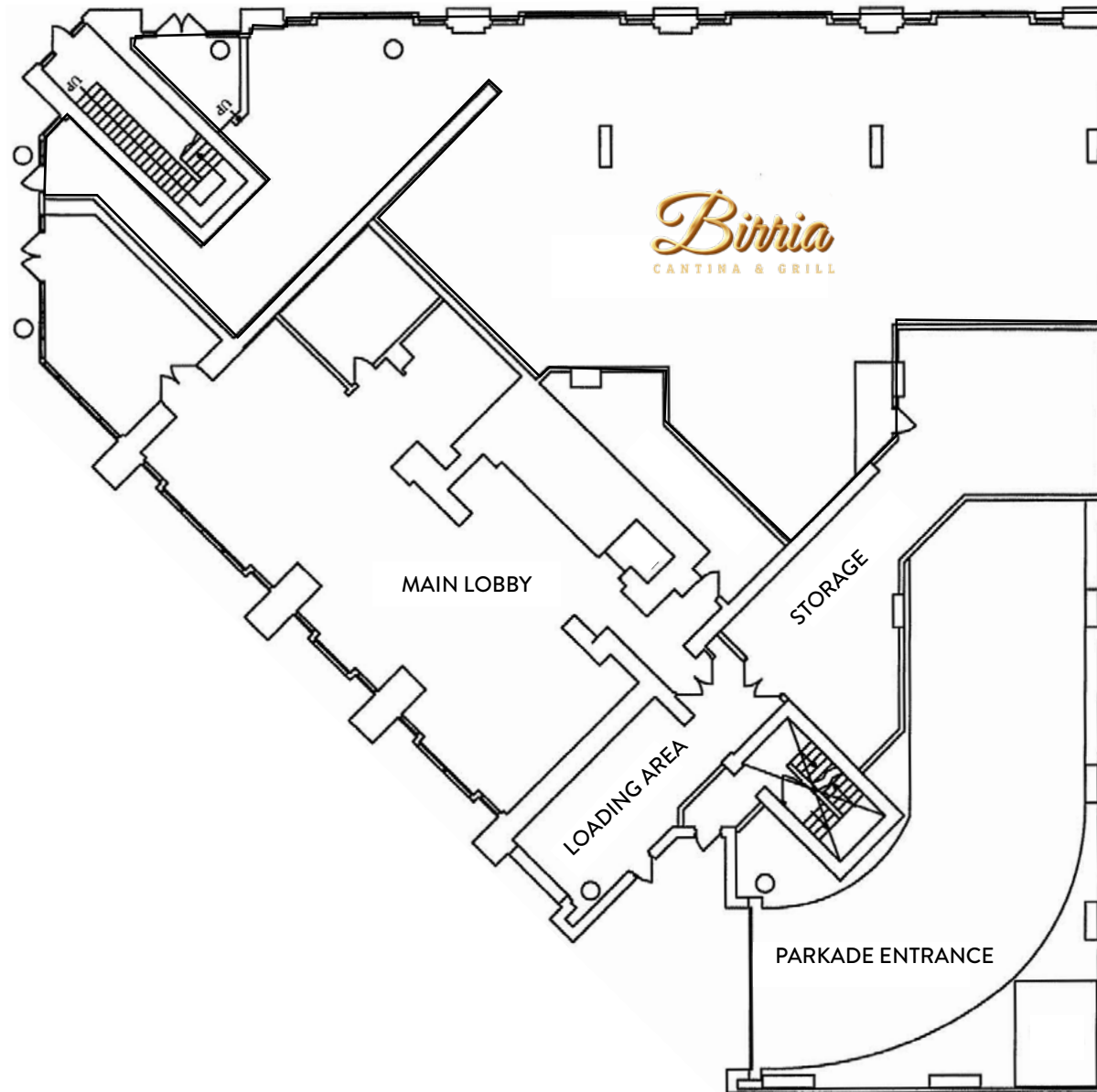


SITE PLAN - KEYNOTE URBAN VILLAGE



FLOOR PLAN - MAIN LEVEL - KEYNOTE R2

11 AVENUE SE



MACLEOD TRAIL SE

CONNECT WITH US

CONTACT

GENERAL



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

