



THE
A-TEAM

**RE/MAX
FIRST**

433 11 Avenue #406, Calgary T2G 0C7

MLS® #: **A2117769**

Area: **Beltline**

Listing Date: **04/04/24**

List Price: **\$539,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,020**
Low Sqft:
Ttl Sqft: **1,020**

DOM

45

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Side By Side,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`7" x 16`2"	Kitchen	Main	9`6" x 8`11"
Dining Room	Main	9`6" x 101`10"	Bedroom - Primary	Main	11`2" x 15`2"
Bedroom	Main	11`11" x 11`9"	5pc Ensuite bath	Main	8`0" x 10`9"
3pc Bathroom	Main	4`11" x 8`7"	Balcony	Main	36`9" x 26`8"

Legal/Tax/Financial

Condo Fee:
\$940

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc:

0812315

Remarks

Pub Rmks:

Indulge in the epitome of urban luxury with this fabulous 4th-floor suite at coveted Arriva, boasting a rare, expansive wrap-around terrace offering both sunny southwest exposure and city views, adding a unique touch to the space. This spacious two-bedroom, two bath sanctuary promises a lifestyle of modern sophistication in Calgary's vibrant core. From the moment you step inside, floor-to-ceiling windows bathe the interior in natural light while framing city vistas from every angle. The contemporary, open-concept living space is adorned with high-end finishes, including a Miele appliance package, Snaidero kitchen cabinetry, quartz counters, spacious breakfast bar and wide plank hardwood flooring. A designated dining area is adorned with a lovely chandelier, perfect for entertaining guests, while the high ceilings add to the sense of spaciousness. Extend your living and entertaining space through french patio doors and dine al fresco on your 600+ sq. ft. private terrace with multiple seating areas complete with convenient gas outlet for your patio heater and BBQ. Tucked away for privacy, the two bedrooms are thoughtfully positioned on opposite sides of the living area. The spacious Primary boasts a walk-through closet leading to a well appointed full ensuite with separate shower, while the second bedroom could double as an office providing the perfect space for work or creative pursuits. This exceptional residence also offers the convenience of in-suite storage and laundry, two titled side by side parking stalls and secure storage locker ensuring both function and practicality. Beyond the confines of this exquisite suite, Arriva offers a host of amenities, including full-time concierge/security services, party room with sky garden, two guest suites and visitor parking. Nestled in the heart of the Beltline neighborhood, Arriva offers the best of urban living, with downtown just minutes away with shops, restaurants, river paths and the new vibrant Culture + Entertainment District at your doorstep. Don't miss this opportunity to acquire a stylish lock and leave lifestyle with a private, outdoor terrace and experience condo living at its finest in one of Calgary's most sought-after condominiums.

Inclusions:

N/A

Property Listed By:

Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







