



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**433 11 Avenue #703, Calgary T2G0C7**

MLS® #: **A2124760**

Area: **Beltline**

Listing Date: **04/20/24**

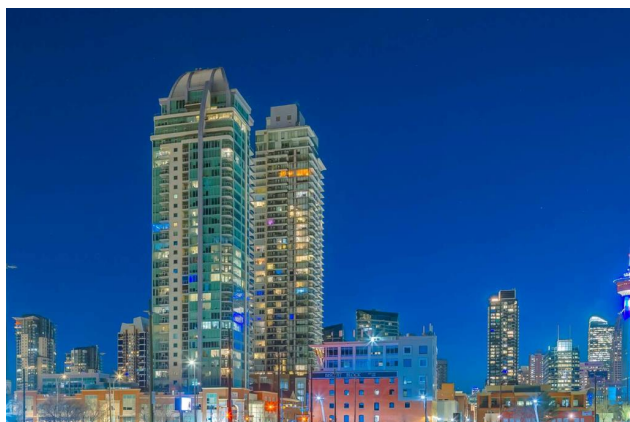
List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,242**  
Low Sqft:  
Ttl Sqft: **1,242**

DOM

**29**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

Roof: **Other**  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Barbecue, Outdoor Grill, Storage, Uncovered Courtyard**

Construction:

**Concrete**

Flooring:

**Hardwood, Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`0" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 12`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 7`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 5`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>30`0" x 13`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`2" x 5`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,118**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc:

**0812315**

Remarks

Pub Rmks:

**This is the one you've been waiting for. This expansive southeast corner unit in the prestigious Arriva building comes complete with two bedrooms, two bathrooms, two titled parking stalls, separate storage, 9 foot ceilings and panoramic views of Stampede Park, Scotsman's Hill, downtown, and the Elbow River Valley through your floor-to-ceiling windows. The expansive view offers a beautiful blend of urban sophistication and natural splendor. As you enter the home, you are welcomed by a spacious front foyer with room for bench seating. The open concept main living area features an impressive contemporary kitchen complete with high-end, integrated Miele appliances, designer tones, an oversized 36" gas cooktop, quartz countertops, tons of storage and bar seating; enjoy your culinary adventures while entertaining guests and gazing at the beautiful skyline. The main living area boasts a full-sized dining area, beautiful hardwood floors, a spacious living room, and an additional sitting room. The generous primary suite accommodates a plush king-sized bed with room for a stylish day bed or chair, has a large walk-in closet with closet organizers, and leads to your luxurious ensuite bathroom that comes complete with gorgeous tilework, quartz counters, a soaker tub, and stand-up shower creating a serene retreat within the home. The second bedroom is located across the kitchen, affording ultimate privacy, and is large enough for a king bed, features its own walk-in closet, and access to its own private 4 piece bathroom. The laundry room showcases stacked washer and dryer machines with ample storage cabinets and shelves for easy organization. From the dining room, you can step onto your spacious balcony to relax and unwind with room for patio furniture and a natural gas hook-up; enjoy expansive panoramic vistas provided by this peaceful outdoor space. Situated in the electric Beltline district, this location provides superb access to the Bow and Elbow river pathways, C-Train, Saddledome, Studio Bell, the Elbow River, restaurants, parks and more. The stylish Arriva building features a 24/7 concierge / security service, a fourth floor Sky Park, party room, and this incredible corner unit is the perfect place to call home.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX First**

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











