



THE
A-TEAM

**RE/MAX
FIRST**

433 11 Avenue #3301, Calgary T2G 0C7

MLS® #: **A2143634**

Area: **Beltline**

Listing Date: **06/23/24**

List Price: **\$850,000**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,276**
Low Sqft:
Ttl Sqft: **1,276**

Underground

DOM

85

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`10" x 5`6"	4pc Ensuite bath	Main	8`7" x 7`10"
Bedroom	Main	13`3" x 7`3"	Dining Room	Main	8`3" x 10`4"
Foyer	Main	9`10" x 6`3"	Kitchen	Main	9`9" x 10`4"
Living Room	Main	22`10" x 18`9"	Bedroom - Primary	Main	13`3" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$1,000

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0812315**

Remarks

Pub Rmks: **Welcome to Arriva! This centrally located sub-penthouse offers breathtaking panoramic views of downtown and vistas to the northeast. The open-concept floor plan features trendy hardwood and travertine flooring, floor-to-ceiling windows, and 2 generous outdoor patios. The gorgeous kitchen boasts quartz countertops, stainless steel Miele appliances, and a large island, perfect for culinary adventures. Your spa-like master retreat showcases more incredible views, a custom walk-through closet, and a lavish ensuite bathroom. A secondary bedroom with patio access is ideal for guests or a home office. Additional highlights include central air conditioning, two underground parking stalls, and a storage locker. This upscale complex offers amenities such as a 24-hour concierge, guest suites for visitors, an owner's lounge, and an outdoor courtyard. Arriva's timeless design sets it apart in the area. Conveniently located just steps from the C-train, Saddledome, Stampede grounds, casino, grocery stores, restaurants, coffee shops, and the downtown core, Arriva offers unparalleled urban living.**

Inclusions: **na**
Property Listed By: **Sotheby's International Realty Canada**

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