



THE
A-TEAM

**RE/MAX
FIRST**

433 11 Avenue #2201, Calgary T2G 0C7

MLS® #: **A2150341**

Area: **Beltline**

Listing Date: **07/18/24**

List Price: **\$1,575,000**

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: **Parkade**

Finished Floor Area

Abv Sqft: **2,564**

Low Sqft:

Ttl Sqft: **2,564**

DOM

60

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **3**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **Balcony,Barbecue**

Construction:

Concrete

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Double Oven,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,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>
2pc Bathroom	Main		3pc Ensuite bath	Main	
5pc Ensuite bath	Main		Bedroom	Main	19`5" x 18`6"
Dining Room	Main	21`9" x 12`3"	Foyer	Main	8`7" x 6`8"
Kitchen	Main	24`9" x 16`1"	Laundry	Main	6`11" x 7`7"
Living Room	Main	22`0" x 40`9"	Bedroom - Primary	Main	18`0" x 22`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$2,253

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0812315

Remarks

Pub Rmks:

Experience the pinnacle of luxury living in this dream condo, perfectly located in downtown Calgary! With incredible panoramic views of the city skyline and surrounding landscape, this exquisite residence boasts 58 windows offering stunning North, East, and West perspectives. The open floor plan, complemented by rich hardwood flooring throughout, creates a seamless flow between spaces. Arrive in style with a semi private elevator that opens directly into the expansive living and dining area, where you'll immediately appreciate the elegance and sophistication of this rare gem of a home. The state-of-the-art kitchen is a chef's paradise, featuring a Sub-Zero refrigerator, an expansive Bruno Perla Leathered Granite Island with breakfast bar seating, gas cooktop, and a Miele double oven, Sub-Zero drink fridge and a Miele built-in coffee maker, ensuring every culinary need is met with ease and luxury. Seamlessly flowing into the dining space you will notice the custom Bocci chandelier and abundance of light streaming in through the stunning floor to ceiling windows. Sitting adjacent to the dining room, is a fully upgraded 2pc powder room. The living room provides access to the dual balconies equipped with a gas BBQ, perfect for entertaining while taking in the breathtaking views. The built-in shelving provides both functionality and style, adding to the room's refined atmosphere. Adjacent to the living room is a sophisticated seating area, complete with built-in Vin de Garde's luxury wine racks and glass cabinetry, offering an elegant space for drink connoisseurs. The Legrand electrical updates and modern lighting allow you to set the mood for any occasion. Moving to the East wing, the primary suite is a private sanctuary, featuring double walk-in closets with custom built-ins and ample hanging space. Enjoy direct access to a third balcony, perfect for morning coffee or evening relaxation. The 5-piece luxurious ensuite bathroom is a spa-like retreat, featuring a soaking tub, dual vanity, stand-alone shower, and a private water closet. A secondary bedroom complete with custom built-ins and a 3pc ensuite is perfect for hosting guests and accommodating any home office needs. For added convenience, the laundry room is designed with custom built-ins and a Raven Quartz counter above, providing additional storage and workspace. Furthermore, three titled parking stalls side-by-side and an assigned storage locker are included for your convenience. Feel safe and secure with 24/7 security personal onsite. Meticulously maintained, this home perfectly blends modern elegance with functional design, offering a lavish urban lifestyle in one of Calgary's most sought-after locations. Pride of ownership is seen throughout.

Inclusions:

Built-in coffee maker, Black out drapes in primary bedroom, Wine fridge, Security system, Gas barbeque on balcony

Property Listed By:

RE/MAX First

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