



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**433 11 Avenue #1806, Calgary T2G 0C7**

MLS®#: **A2163028**

Area: **Beltline**

Listing Date: **09/05/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,196**

Low Sqft:

Ttl Sqft: **1,196**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Parkade,Tandem**

DOM

**14**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer,Wine Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`4" x 10`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 11`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 7`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 20`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 15`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`11" x 7`6"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,082**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **0812315**

Remarks

Pub Rmks: **Incredible opportunity! Rarely do units of this calibre with spectacular unobstructed skyline views hit the market. Welcome home to this immaculate two-bedroom condo on the 18th floor in Arriva. This NW corner unit, a sanctuary of tranquillity, boasts almost 1200 square feet of living space, floor-to-ceiling windows, and stunning city views. Step through your front door into a bright, airy, open-concept living space. The custom kitchen features quartz countertops, Miele appliances, Snaidero cabinets, and a large island overlooking your living and dining space. The kitchen extends into a butler's pantry with stacked wine/beverage fridges, baker's racks and custom cabinetry for the stacked washer and dryer. A true showpiece space for entertaining guests while enjoying the expansive views from every room, including the two spacious balconies. Two fantastic-sized bedrooms, one with an ensuite and the other with a Jack and Jill bathroom, on opposite sides of the unit, offer ultimate privacy, creating a peaceful retreat within the bustling city. The primary bedroom has a private balcony, a perfect spot for your morning coffee. Additional features include hardwood floors, custom closets, a tandem titled underground parking stall and a storage locker. Onsite, you have 24-hour concierge/security, two guest suites, an amenity room and an outdoor courtyard. The building has been impeccably maintained and managed. Arriva's timeless design is unparalleled in the area. Conveniently located just steps from the C-train, Saddledome, Stampede grounds, casino, grocery, restaurants, coffee shops and the downtown core, East Village and Inglewood. All you need is the key!**

Inclusions: **Beverage fridge, metal storage unit in pantry, 2 TV Mounts**

Property Listed By: **RE/MAX Real Estate (Central)**

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