



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**433 11 Avenue #2201, Calgary T2G 0C7**

MLS®#: **A2186897**

Area: **Beltline**

Listing Date: **01/22/25**

List Price: **\$1,550,000**

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: **2,592**

Low Sqft:

Ttl Sqft: **2,592**

DOM

**10**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

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

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Flex Space</b>	<b>Main</b>	<b>11`0" x 15`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`1" x 17`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>19`0" x 10`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`9" x 24`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`8" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 21`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$2,253**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0812315**

Remarks

Pub Rmks: **Experience panoramic views of the city skyline from every window in this modern executive two-bedroom residence. This incredible two-bedroom property offers almost 2600 SF of visionary living space and is centrally located for its new owners to take in "all of what downtown living" has to offer. This property whispers sophistication and refined living with its cutting-edge interior design. A concierge is on-site 24/7 to greet your guests and provide the utmost in secured living. Three parking stalls are included for your summer convertible toys. The state-of-the-art designer kitchen features a full Miele luxury appliance package and a gigantic leathered granite island, perfect for Sommelier-hosted wine tastings and entertaining. The living room features rift oak custom hidden cabinetry on each side of the media center and is open to the lovely dining space that features a Bocci chandelier hovering over this dreamy space. The relaxation lounge has the most stupendous views of the Calgary Tower and city skyline and showcases a Vin de Garde luxury wine display wall. The romantic primary suite features its own East terrace, two dressing rooms and a decadent spa-like ensuite with a free-standing bathtub set on a marble base, dual vanities and a frameless glass marble shower. The secondary suite is situated on the East wing with streams of natural light and has its own ensuite. This space is perfect for guests or can be used as a home office. Join us before THE FLAMES GAME for an Open House Event on January 28th from 4pm to 6pm. Please RSVP through your realtor to be placed on the guest list for the concierge.**

Inclusions: **Built-in coffee maker, blackout blinds in primary bedroom, security system, gas BBQ on balcony.**  
Property Listed By: **Coldwell Banker Mountain Central**

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























