



THE
A-TEAM

**RE/MAX
FIRST**

433 11 Avenue #1806, Calgary T2G 0C7

MLS® #: **A2190702**

Area: **Beltline**

Listing Date: **02/01/25**

List Price: **\$689,900**

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: **1,201**
Low Sqft:
Ttl Sqft: **1,201**

DOM

80
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Tandem,Underground**

Utilities and Features

Roof: **Membrane,Metal**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Pantry,Quartz Counters,See Remarks,Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`10" x 10`6"	Dining Room	Main	11`3" x 11`9"
Living Room	Main	14`5" x 22`3"	Bedroom - Primary	Main	11`1" x 15`5"
Bedroom	Main	12`2" x 11`1"	Foyer	Main	5`6" x 7`11"
4pc Ensuite bath	Main	7`8" x 7`9"	4pc Ensuite bath	Main	6`3" x 10`6"
Laundry	Main	5`2" x 5`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,082

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc:

0812315

Remarks

Pub Rmks:

Stylish and sophisticated, this Executive luxury apartment style condo features floor to ceiling windows that captures the spectacular DT views. 2 bedroom, 2 full bath, 1201 SF in the Upscale Arriva building within the Beltline. Open plan , NW corner unit features solid walnut hardwood and travertine flooring. Kitchen with Miele appliance package, Snaidero cabinetry with custom pull out hardware, quartz countertops, butler pantry/laundry with stacked wine/beverage fridges, bakers racks and custom cabinetry for the newer stacked Miele washer/dryer. The Dining room is adjacent to the kitchen and also to the spacious balcony with interlocking patio tiles and sweeping DT views. The spacious Living Room has a TV wall mount. Enjoy glorious mountain views from the Owner's suite. Additionally, it has a private balcony to enjoy sunrises with your morning coffee or marvel in the twinkling lights of DT in the evening. Custom built walk through closet with built-in cabinetry and 4 piece ensuite bath w glass doored shower, separate deep soaker tub & travertine flooring. The 2nd bedroom adjacent to the dining room also can act a a home office with a walk through custom closet and an additional 4 ensuite/main bathroom. Large Tandem parking stall can hold 2 full sized SUVs and secured storage locker on P3. Additional amenities of this Luxury Tower are 24 hour concierge/security personnel, 2 guest suites, Amenities room, outdoor courtyard and BBQ on the 4th floor. Conveniently located steps from Stampede Park, transit and DT. Quick possession available.

Inclusions:

Property Listed By:

**Beverage Fridge, TV wall mounts -2, garage control, door fobs
Sotheby's International Realty Canada**

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









