

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
0
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** Construction: **Concrete**
 Heating: **Baseboard,Natural Gas** Flooring: **Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line** 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

Room	Level	Dimensions	Room	Level	Dimensions
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:

Beverage Fridge, TV wall mounts -2, garage control, door fobs

Property Listed By:

Sotheby's International Realty Canada

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









