

\$689,900 - 1806, 433 11 Avenue Se, Calgary

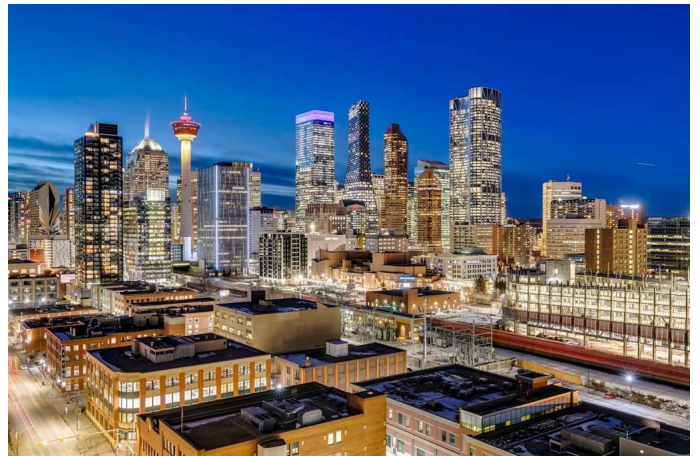
MLS® #A2190702

\$689,900

2 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190702 |
| Price | \$689,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,201 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1806, 433 11 Avenue Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 0C7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Storage, Trash, Visitor Parking, Roof Deck |
| Parking Spaces | 2 |
| Parking | Parkade, Underground, Secured, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub, Closet Organizers |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |

| | |
|--------------|------------------------|
| Heating | Baseboard, Natural Gas |
| Cooling | Central Air |
| # of Stories | 36 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Membrane, Metal |
| Construction | Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 1st, 2025 |
| Days on Market | 80 |
| Zoning | DC |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.