

# \$668,800 - 1806, 433 11 Avenue Se, Calgary

MLS® #A2190702

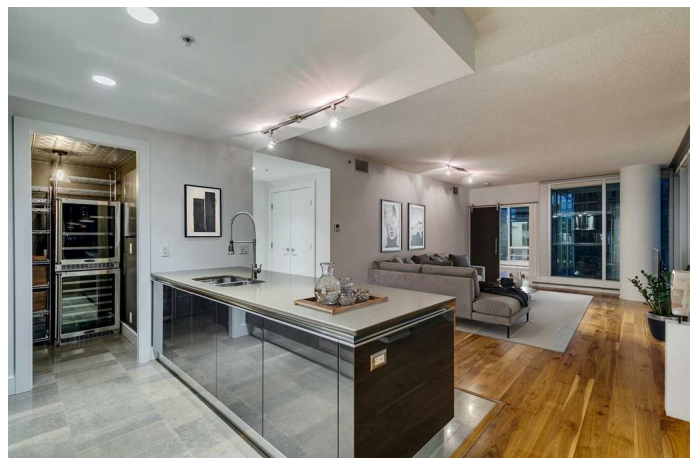
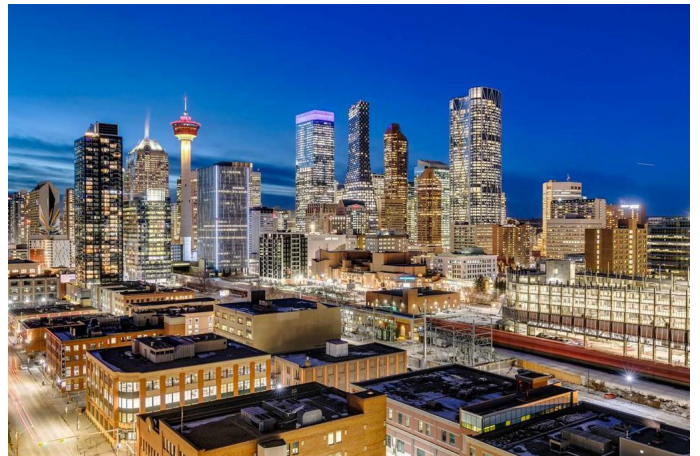
**\$668,800**

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          | \$668,800   |
| 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), Guest Suite, Parking, Party Room, Roof Deck, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                         |
| Parking        | Parkade, Secured, Tandem, Underground                                                     |
| # of Garages   | 2                                                                                         |

### Interior

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

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

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 94                 |
| Zoning         | DC                 |

## Listing Details

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

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