

# \$619,000 - 803, 433 11 Avenue Se, Calgary

MLS® #A2109521

## \$619,000

2 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Spacious living meets timeless design in this upscale 1236 square foot luxury condominium. Arriva has set the bar for Calgary's premiere living offering 24 hour concierge, high speed touch screen elevators, social / party room with additional outdoor space and two guest suites. Additionally, Arriva offers very low occupancy featuring mostly larger units. Upon entering you are greeted by abundant light and South facing views featuring floor to ceiling windows running the full length of the open concept living area. Stunning views compliment Calgary's East, South and West skyline including mountain vistas. Entertain guests from the upgraded Italian designed Snaidero kitchen package. This includes a huge pull up island with built in sink, Miele appliances, gas stove, built-in oven fridge and freezer with matching cabinet doors. The open design main living space has upgraded engineered hardwood floors, and generous space for large scale furniture. The primary bedroom area has a walk in closet, 5 piece spa like ensuite and separate glass door shower. The additional second bedroom is perfect for guests or work from home office space. The second bathroom is complete with a bathtub. Insuite laundry includes a Miele stacked washer and dryer located inside a large storage area. Two titled parking stalls plus additional storage complete this exquisite package. Arriva is well situated only blocks from the East Village, Downtown and minutes to Inglewood and the Beltline,



near some of Calgary’s best shopping and dining venues as well as the River pathways and transit. Victoria Park is transforming into Calgary's metropolitan business and entertainment district.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2109521    |
| Price          | \$619,000   |
| Sold Price     | \$610,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,236       |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 803, 433 11 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0C7               |

**Amenities**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Guest Suite, Party Room, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                                                        |
| Parking        | Heated Garage, Titled, Underground                                                                       |

**Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | High Ceilings |
|-------------------|---------------|

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                                        |
| Cooling      | Central Air                                                                                                                   |
| # of Stories | 31                                                                                                                            |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Roof              | Metal                         |
| Construction      | Brick, Concrete, Metal Siding |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2024 |
| Date Sold      | April 1st, 2024     |
| Days on Market | 36                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.