

\$999,000 - 2105, 433 11 Avenue Se, Calgary

MLS® #A2111658

\$999,000

2 Bedroom, 2.00 Bathroom, 1,912 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

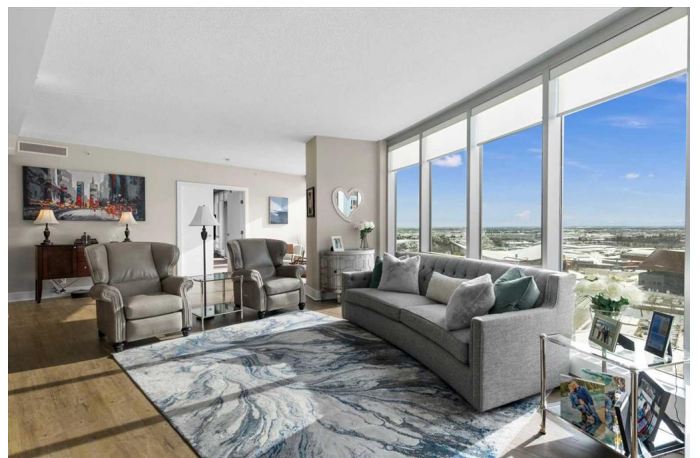
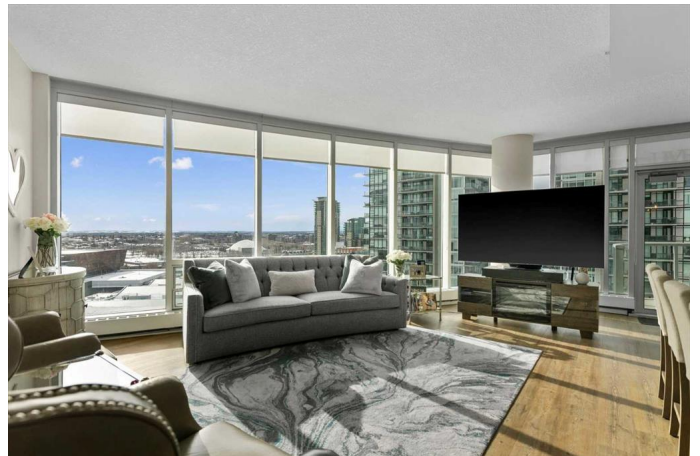
Discover your own 'park in the sky' on the 21st floor of the highly desired Arriva community. Imagine 1900+ square feet of refined luxury living space looking beyond the Calgary Tower and Stampede Park all the way to the Rocky Mountains.

Well situated on the south side of city centre, downtown corporate locations are accessible by foot or C-Train, while the amenities of East Village, the Beltline and the emerging developments of Stampede Park are all nearby.

An open floor plan with two expansive bedrooms has been redefined by \$120K+ of modernizing upgrades. Natural light streams through floor to ceiling windows beneath the nine-foot ceilings. Bask in the fresh air of two balconies (gas line for BBQ) or in the expansive spaces of the great room, dining area, a privatized sitting area and complete 'chef's kitchen' with its 13 feet of island counter space. Be overwhelmed by the expansive integrated walk-in pantry.

Retreat into the lavish primary suite with its own balcony, a sitting area, a customized walk-in closet with a wall safe for security enhancement, make-up station and a spa-like 5 piece. ensuite. The floor plan is completed by a generous second bedroom, customized walk-through closet, 4 piece ensuite and the ample sized laundry/storage room with its stackable Miele washer/dryer.

This residence includes two below-ground, secure parking spaces and a secure storage



space. Exclusive amenities include a 24-hour concierge, advanced security, highspeed touchscreen elevators, a social/party room with an outdoor courtyard, 2 available guest suites, paid visitor parking below ground and the privilege of registered pets.

Among the recent upgrades are exquisite kitchen appliances: a Wolf gas stove, an integrated 48" Sub-Zero side-by-side fridge/freezer, integrated Miele dishwasher, Kitchen-aide convection microwave, Wolf range hood and the Miele laundry pieces, Statuario Maximus white quartz countertop, hands free automatic faucet, oversized walk-in pantry, 2 custom walk in closets and Luxury Vinyl Plank flooring. SEE 3-D TOUR.

Built in 2008

Essential Information

MLS® #	A2111658
Price	\$999,000
Sold Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,912
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2105, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 0C7

Amenities

Amenities Elevator(s), Guest Suite, Party Room, Storage, Visitor Parking

Parking Spaces 2

Parking Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Appliances Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Hot Water

Cooling Central Air

of Stories 34

Exterior

Exterior Features Balcony, Lighting

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed March 1st, 2024

Date Sold May 3rd, 2024

Days on Market 63

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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