

\$564,900 - 703, 433 11 Avenue Se, Calgary

MLS® #A2143015

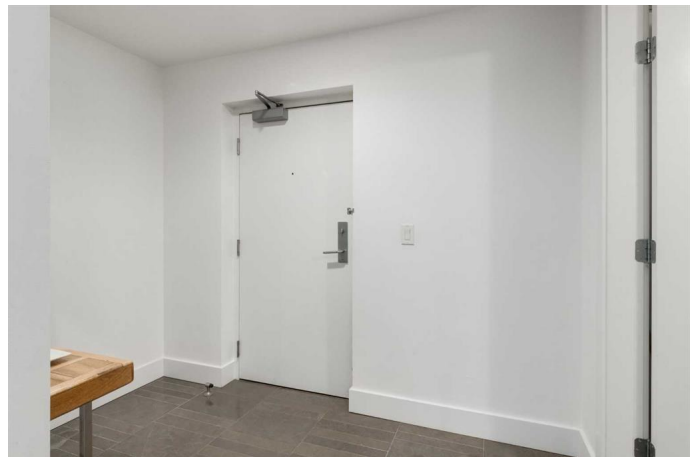
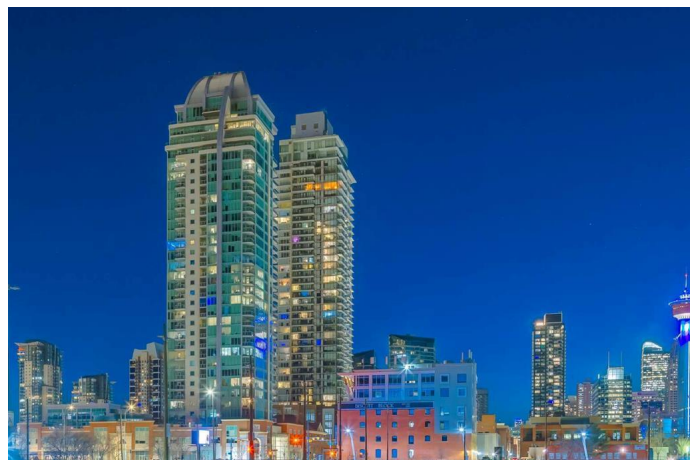
\$564,900

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This expansive corner unit in the prestigious Arriva building comes complete with two bedrooms, two bathrooms, two titled parking stalls, separate storage, 9 foot ceilings and panoramic views of Stampede Park, Scotsman's Hill, downtown, and the Elbow River Valley through your floor-to-ceiling windows. The breathtaking views offer a beautiful blend of urban sophistication and natural splendor. As you enter the home, you are welcomed by a spacious front foyer with room for bench seating. The open concept main living area features an impressive contemporary kitchen complete with high-end, integrated Miele appliances, designer tones, an oversized 36" gas cooktop, quartz countertops, tons of storage and bar seating; enjoy your culinary adventures while entertaining guests and gazing at the beautiful skyline. The main living area boasts a full-sized dining area, beautiful hardwood floors, a spacious living room, and an additional sitting room. The generous primary suite accommodates a plush king-sized bed with room for a stylish day bed or chair, has a large walk-in closet with closet organizers, and leads to your luxurious ensuite bathroom that comes complete with gorgeous tilework, quartz counters, a soaker tub, and stand-up shower creating a serene retreat within the home. The second bedroom is located across the kitchen, affording ultimate privacy, and is large enough for a king bed, features its own walk-in closet, and access to its own private 4 piece



bathroom. The laundry room showcases stacked washer and dryer machines with ample storage cabinets and shelves for easy organization. From the dining room, you can step onto your spacious balcony to relax and unwind with room for patio furniture and a natural gas hook-up; enjoy expansive panoramic vistas provided by this peaceful outdoor space. Situated in the electric Beltline district, this location provides superb access to the Bow and Elbow river pathways, C-Train, Saddledome, Studio Bell, the Elbow River, restaurants, parks and more. The stylish Arriva building features a 24/7 concierge / security service, a fourth floor Sky Park, party room, and this incredible corner unit is the perfect place to call home.

Built in 2008

Essential Information

MLS® #	A2143015
Price	\$564,900
Sold Price	\$537,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	703, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2G0C7

Amenities

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	36

Exterior

Exterior Features	Barbecue, Outdoor Grill, Storage, Uncovered Courtyard
Roof	Other
Construction	Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	August 8th, 2024
Days on Market	49
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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