

\$539,900 - 1805, 433 11 Avenue Se, Calgary

MLS® #A2153559

\$539,900

2 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

WELCOME to this AIR-CONDITIONED 24-hour Concierge/Secured ARRIVA Building that has a 1033.46 Sq Ft Apartment w/2 Bedrooms, 2 Tiled Bathrooms (incl/a 5 pc En-Suite, + both have the same Cabinetry/Countertop as the kitchen), an UNDERGROUND HEATED PARKADE w/TITLED PARKING Stall (17' X 8'), an ASSIGNED STORAGE Locker (3' X 3' - {7' Height}), + a 13' X 7' Balcony w/CITY VIEWS, + STUNNING SOUTH/SOUTHEAST/SOUTHWEST MOUNTAIN VIEWS in the PREMIUM LOCATION of the ELECTRIC Beltline Neighborhood!!! Walking distance to the ELBOW RIVER, + the BOW RIVER!!! This HOME has 9' CEILINGS, FRESHLY Painted NEUTRAL Colored walls, + an OPEN CONCEPT Floor Plan. The Laundry room has a stacked Miele washer/dryer behind the door, + next is the closet. The "Heart of the Home" is the Kitchen w/SLEEK Espresso Cabinetry, SS Backsplash, SS Miele Appliances incl/GAS Cooktop/BUILT-IN Oven, + Microwave. There are QUARTZ Countertops w/a WATERFALL Island incl/a Breakfast Bar for those On-The-Go Meals, or set up an extra workspace when needed. Use the extra counter space for cooking or baking w/LOVED ONES. The Tray Ceilings add height to the Living/Dining room areas, + MASSIVE floor-to-ceiling Windows allow in NATURAL LIGHT/SUN incl/BREATHTAKING VIEWS. A



door gives access to the GOOD-SIZED Balcony w/Gas Line for those BBQs when GUESTS come over, or lounge in a comfortable chair sipping a coffee as you plan your day. The Dining area will accommodate a LARGE table for FAMILY, + FRIENDS to gather around for dinners while making MEMORIES or sharing LAUGHTER. The Living area is great for RELAXING as you put your feet up after a long day while taking a nap, or ENJOYING the colors of the sun rise or set. The HUGE Primary Bedroom is a TRANQUIL space for REST. A CONVENIENT WALK-THROUGH Closet w/Wire Shelving making it easy to keep clothing, + STORAGE organized. There is a 5 pc Bathroom incl/a soaker tub for PEACEFUL moments to soak, + a standing glass shower for busy mornings. On the other side of the living area which gives more PRIVACY, is a 3 pc Bathroom incl/a standing glass shower, + a 2nd Bedroom that can also be used as an office or study. Feel SAFE w/SECURITY as it has a 24-hour Concierge on-site, a BEAUTIFULLY maintained building incl/a ROOFTOP Garden, + a Patio w/PANORAMIC VIEWS, Multiple GUEST Suites, Visitor Parking underground, a Party Room, + a 4th Floor SKY PARK. This FANTASTIC LOCATION provides SUPERB access to East Village, Downtown Core, both SCENIC Elbow/Bow River Pathways, CONVENIENT C-Train/Transit, Saddledome, (kitty corner to the New 'Scotia Place' Complex), Stampede Park, Scotsman's Hill, Studio Bell, Restaurants for Dining, Shopping, + Parks. Proximity to Inglewood, + Calgary's Metropolitan Entertainment/Business districts. This is a SPECTACULAR Location to be w/Amenities a short walk away, + a WISE investment. Don't miss out on this rare opportunity to schedule a private viewing, book TODAY!!!

Built in 2008

Essential Information

MLS® #	A2153559
Price	\$539,900
Sold Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1805, 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, Secured Parking, Storage, Trash, Visitor Parking
Utilities	Cable Available, Electricity Available, Natural Gas Available, Fiber Optics Available, Garbage Collection, Phone Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Garage Door Opener, Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Street Lighting
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 15th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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