



GRASSROOTS
REALTY GROUP

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1806, 433 11 Avenue SE
Calgary, Alberta

MLS # A2190702



\$638,800

| | | | |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,201 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Secured, Tandem, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Membrane, Metal | Condo Fee: | \$ 1,082 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub | | |

Inclusions: Beverage Fridge, TV wall mounts -2, garage control, door fobs

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.