

2201, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2150341



**\$1,499,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	2,564 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 2,253
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Built-in coffee maker, Black out drapes in primary bedroom, Wine fridge, Security system, Gas barbeque on balcony

Experience the pinnacle of luxury living in this dream condo, perfectly located in downtown Calgary! With incredible panoramic views of the city skyline and surrounding landscape, this exquisite residence boasts 58 windows offering stunning North, East, and West perspectives. The open floor plan, complemented by rich hardwood flooring throughout, creates a seamless flow between spaces. Arrive in style with a semi private elevator that opens directly into the expansive living and dining area, where you'll immediately appreciate the elegance and sophistication of this rare gem of a home. The state-of-the-art kitchen is a chef's paradise, featuring a Sub-Zero refrigerator, an expansive Bruno Perla Leathered Granite Island with breakfast bar seating, gas cooktop, and a Miele double oven, Sub-Zero drink fridge and a Miele built-in coffee maker, ensuring every culinary need is met with ease and luxury. Seamlessly flowing into the dining space you will notice the custom Bocci chandelier and abundance of light streaming in through the stunning floor to ceiling windows. Sitting adjacent to the dining room, is a fully upgraded 2pc powder room. The living room provides access to the dual balconies equipped with a gas BBQ, perfect for entertaining while taking in the breathtaking views. The built-in shelving provides both functionality and style, adding to the room's refined atmosphere. Adjacent to the living room is a sophisticated seating area, complete with built-in Vin de Garde's luxury wine racks and glass cabinetry, offering an elegant space for drink connoisseurs. The Legrand electrical updates and modern lighting allow you to set the mood for any occasion. Moving to the East wing, the primary suite is a private sanctuary, featuring double walk-in closets with custom built-ins and ample hanging space. Enjoy direct access to a third balcony, perfect

for morning coffee or evening relaxation. The 5-piece luxurious ensuite bathroom is a spa-like retreat, featuring a soaking tub, dual vanity, stand-alone shower, and a private water closet. A secondary bedroom complete with custom built-ins and a 3pc ensuite is perfect for hosting guests and accommodating any home office needs. For added convenience, the laundry room is designed with custom built-ins and a Raven Quartz counter above, providing additional storage and workspace. Furthermore, three titled parking stalls side-by-side and an assigned storage locker are included for your convenience. Feel safe and secure with 24/7 security personal onsite. Meticulously maintained, this home perfectly blends modern elegance with functional design, offering a lavish urban lifestyle in one of Calgary's most sought-after locations. Pride of ownership is seen throughout.