



3201, 433 11 Avenue SE
Calgary, Alberta

MLS # A2313583



\$849,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,435 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,277
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Floating high above the city with the skyline at your feet and the sunrise pouring through endless walls of glass, this dazzling sub-penthouse was designed for those unwilling to settle for ordinary. For the discerning buyer. For the meticulous eye. For those who believe home should say something about the life you've built. Commanding spectacular 180-degree city and river views, this rare executive residence pairs luxurious interior living with one of the most impressive outdoor spaces in the building: a jaw-dropping 500 sqft dual terrace that feels more like a private rooftop retreat suspended in the sky. Complete with exterior storage, its sheer scale is rivaled only by the upper penthouse itself. Inside, a never-ending wall of windows floods the home with natural light while hardwood flooring flows seamlessly throughout. The timeless designer kitchen is equal parts functional and striking, showcasing integrated Miele appliances, a gas range, beveled stone countertops, breakfast bar seating and generous pantry storage. The 2 bed + 2 bath layout features walk-in closets complete with custom organizers. Retreat to a dreamy primary sanctuary with direct terrace access and a stunning hotel-inspired 5-piece ensuite designed to rival a luxury spa experience. Enjoy cool air conditioning during the summer months, executive concierge service, an owner's lounge, onsite guest suites and some of the fastest residential elevators in the city. Two side-by-side parking stalls and a dedicated storage locker complete the package. With only four residences on the floor, privacy and seclusion become part of daily life. Then comes the location - Calgary's future entertainment heartbeat unfolding directly outside your building. Steps to Scotia Place, the Stampede Grounds, BMO Centre, Cowboys Casino, Fort Calgary, C-Train, downtown office core, river pathways,

boutique shopping, restaurants + coffee shops. Walk to the energy - retreat above it all. Because penthouse living was never just about square footage or views. It's status. It's reward. It's the quiet confidence of knowing you've earned it.