

# \$495,000 - 705, 433 11 Avenue Se, Calgary

MLS® #A2203974

**\$495,000**

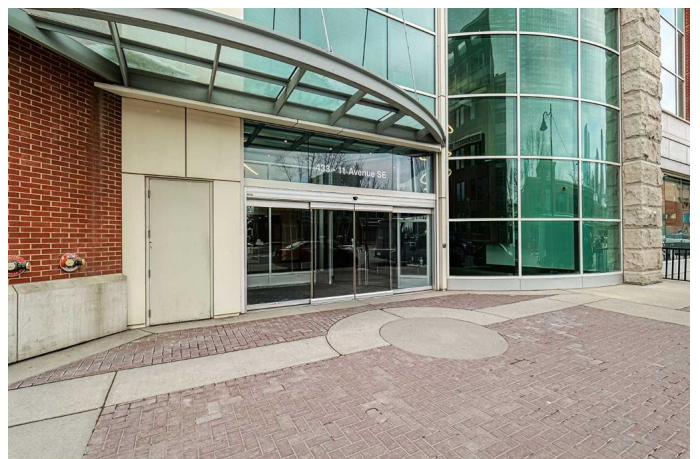
2 Bedroom, 2.00 Bathroom, 1,026 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*Brand new ultra competitive price and we are OPEN FOR ADMIRATION this Easter weekend! Take the time to stop by on Friday the 18th between 3:00pm - 6:00pm or Saturday the 19th between 1:30pm-4:30pm\*\*\*

A fabulous slice of paradise in the heart of Beltline, close to everything! This luxurious two-bedroom, two-bath condo in the coveted Arriva building is the definition of chic living. With over 1,014 square feet of pure delight, this SW-facing suite is drenched in sunshine and boasts soaring 9-foot ceilings.

Floor-to-ceiling windows provide jaw-dropping views of the city, Calgary Tower and Saddledome. Walk to concerts and events, Cowboys Casino and Studio Bell. Shopping nearby too! Whip up culinary masterpieces in the expansive kitchen, featuring sleek quartz counters, panelled fridge and dishwasher, and high-end Miele stainless steel appliances. The upgraded vinyl floors add a touch of elegance, making every inch of this space feel oh-so-inviting. The huge master suite is a dream, complete with a walk-through closet and a private ensuite that suggests a spa day! And don't worry, your guests will feel right at home with a gleaming 3-piece bath just outside the guest room door. With a concierge at your service (keeping your food and parcel deliveries safe), a pet-friendly vibe, and a well-managed condo board, you'll be living your best life close to the Stampede grounds, public transit, delicious restaurants, and fabulous shopping. Perks include heated



underground parking, bike storage room and a storage locker for the extras. Turnover at Arriva is low, so you know youâ€™ve found something special!

Built in 2008

### Essential Information

MLS® #	A2203974
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	705, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Guest Suite, Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Titled, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
-------------------	--

Appliances Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Range Hood  
Coverings  
Heating Baseboard  
Cooling Central Air  
# of Stories 36

## Exterior

Exterior Features Balcony  
Construction Brick, Concrete, Glass

## Additional Information

Date Listed March 19th, 2025  
Days on Market 35  
Zoning DC

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

