

# \$350,000 - 604, 433 11 Avenue Se, Calgary

MLS® #A2189988

**\$350,000**

1 Bedroom, 1.00 Bathroom, 810 sqft

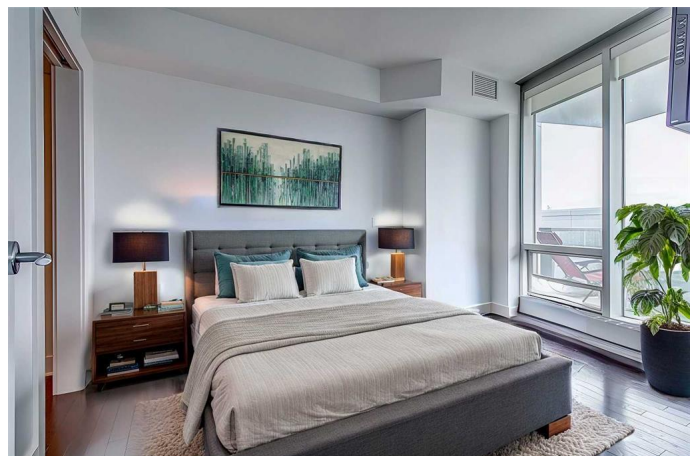
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience breathtaking city and mountain views from this stunning south facing 1 bedroom condo in the highly sought-after Arriva condo! Floor-to-ceiling windows span entire walls, flooding the space with natural light. Designed for both style and functionality, the open-concept living and dining areas flow seamlessly into a gourmet Italian Snaidero kitchen, complete with integrated Miele appliances, a gas cooktop, sleek quartz countertops, and a stainless steel backsplash. The spacious bedroom boasts a generous walk-in closet and direct access to the elegant main bathroom. Step out onto the large private balcony, the perfect spot to enjoy your morning coffee while soaking in the views. Additional highlights include central air conditioning, in-suite laundry, one titled parking stall, and a separate storage locker. Arriva offers exceptional amenities, including 24-hour concierge and security, two guest suites, a sky park, and a stylish party room. Located just steps from the site of the new Flames Arena, Arriva is poised to be at the heart of Calgary's next HOT SPOT! Enjoy the ultimate urban lifestyle with easy access to Downtown, Inglewood, and the Beltline—home to some of the city's best dining, shopping, cultural attractions, the new Central Library, and scenic river pathways.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2189988    |
| Price          | \$350,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 810         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 604, 433 11 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0C7               |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Secured Parking, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                      |
| Parking        | Heated Garage, Parkade, Titled                                         |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                               |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                  |
| # of Stories      | 36                                                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Courtyard                                    |
| Lot Description   | Low Maintenance Landscape, Views, Corner Lot |
| Roof              | Metal                                        |
| Construction      | Concrete, Metal Siding, Stucco               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 94                 |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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