

# \$535,000 - 1506, 433 11 Avenue Se, Calgary

MLS® #A2228646

**\$535,000**

2 Bedroom, 2.00 Bathroom, 1,193 sqft

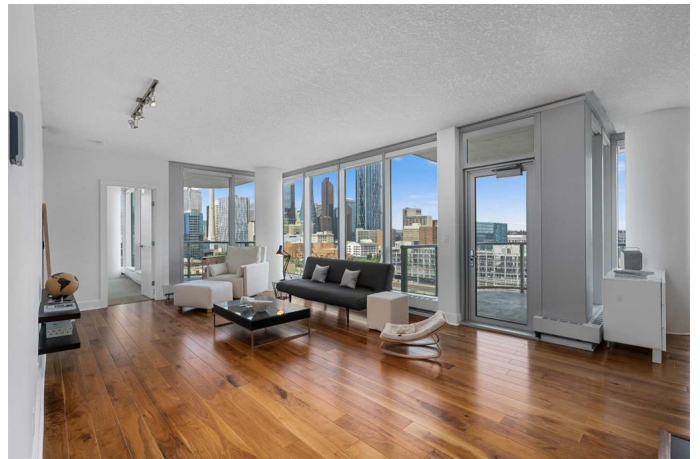
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*Open House Saturday Sept 6**

**2:00pm-4:00pm\*\* Welcome to Arriva â€”**

where refined urban living meets one of Calgaryâ€™s most exciting new developments. Located in the heart of the Beltline, this expansive 1193 sq. ft. corner unit offers 2 bedrooms, 2 bathrooms, titled underground parking, and stunning skyline views. Situated directly beside the future Calgary Event Centre, this is a rare opportunity to live next to the cityâ€™s most anticipated entertainment district. Step into an open-concept layout with soaring 9â€™ ceilings, central air conditioning, and approximately 19 feet of floor-to-ceiling windows that frame panoramic views from the Calgary Tower to East Village. Enjoy summer evenings on your private balcony, complete with a gas line for BBQs. The kitchen is a chefâ€™s dream, featuring a premium Miele appliance package, including a 5-burner gas cooktop, stone countertops, a large peninsula island, and a spacious pantry. A generously sized dining area flows seamlessly into the bright and airy living space â€” perfect for entertaining. The primary bedroom retreat includes its own private balcony, a custom walkthrough closet, and a spa-inspired 4-piece ensuite with separate glass shower and deep soaker tub. The second bedroom also offers a custom walkthrough closet with direct access to a cheater ensuite â€” ideal for guests or a home office. Additional features include a titled underground parking stall, an assigned



storage locker, and access to Arriva's™ premium amenities including full-time concierge/security, an elegant lobby and premium social room with a beautiful outdoor patio. This is downtown living at its finest, with unbeatable access to transit, dining, entertainment, the Stampede Grounds, and the upcoming arena.

Built in 2008

### Essential Information

MLS® #	A2228646
Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1506, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

### Amenities

Amenities	Elevator(s), Recreation Room, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Open Floorplan, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Granite Counters
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Built-In Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood
Heating	Baseboard
Cooling	Central Air
# of Stories	36

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	91
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX House of Real Estate
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