

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

MLS® #A2203974

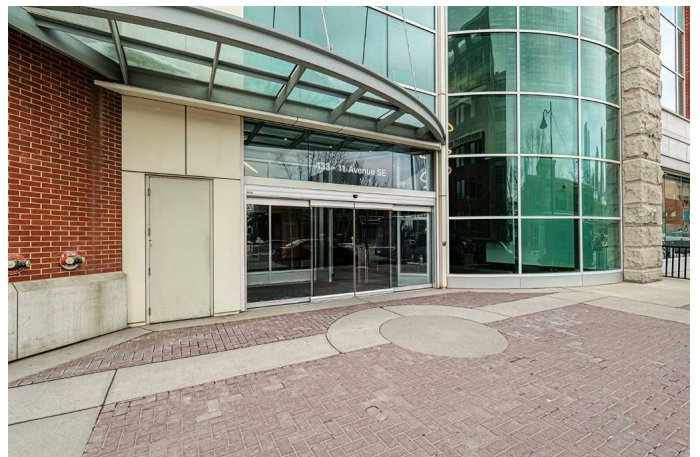
**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*Brand new ultra competitive price! OPEN HOUSE Saturday May 3, 2:00pm-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 you'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, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Stone Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Central Air Conditioner, Built-In Refrigerator, Built-In Oven, Gas Cooktop, Range Hood, Washer/Dryer Stacked, Window 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	43
Zoning	DC

**Listing Details**

Listing Office	Royal LePage Benchmark
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