

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

MLS® #A2189988

## \$350,000

1 Bedroom, 1.00 Bathroom, 810 sqft

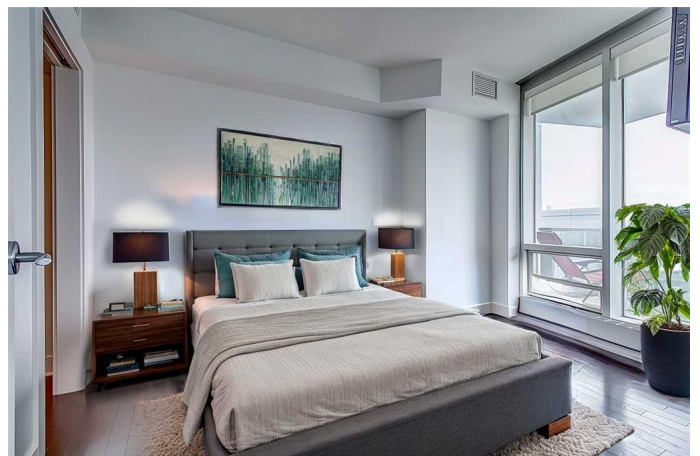
Residential on 0.00 Acres

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's 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), Visitor Parking, Guest Suite, Party Room, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Parkade

### **Interior**

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

### **Exterior**

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

## Additional Information

Date Listed	January 29th, 2025
Days on Market	107
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Royal LePage Benchmark
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