

603, 433 11 Avenue SE
Calgary, Alberta

MLS # A2227391



\$575,000

| | | | |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,234 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

| | | | |
|-------------|---|------------|-----------------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 1,083 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stone, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) | | |

Inclusions: None

Welcome to refined urban living in the prestigious Arriva Building where contemporary design and exceptional convenience converge. This immaculate 1,234 sq ft corner unit offers a rare blend of sophistication, comfort and access to Calgary's most iconic destinations. Perched in the heart of the city, you're just steps from the iconic Saddledome, Cowboys Casino, Stampede Park, trendy restaurants, boutique coffee shops, gyms and entertainment. Whether it's catching a concert, experiencing the buzz of Stampede or exploring downtown's culinary and cultural scenes, everything is at your doorstep. Inside, floor-to-ceiling corner windows fill the home with natural light while showcasing vibrant city views. The expansive open concept layout is ideal for both relaxing and entertaining, anchored by a chef-inspired kitchen with a massive centre island, a gas cooktop, stainless steel appliances and sleek full-height cabinetry. A large dining area is perfectly positioned in front of an oversized picture window, adding drama to everyday meals. The spacious living area opens to a large glass railed balcony, perfect for BBQs, summer lounging or watching Stampede fireworks. Hardwood floors flow throughout the unit, while central air conditioning keeps things cool in the warmer months. The bright south-facing primary retreat offers outstanding views, a walk-in closet and a well-appointed 4-piece ensuite. A second bedroom with a walk-in closet and oversized windows is smartly tucked on the opposite side of the unit beside the second full bath—ideal for guests, roommates or a home office. Additional conveniences include in-suite laundry, custom blackout blinds, title underground parking (P-4 #34) and an assigned storage locker (P4-OO). The building itself delivers top-tier amenities including a stylish lobby, 24-hour concierge and security,

two rentable guest suites and an impressive party room with a full kitchen, floor-to-ceiling windows and access to a private rooftop patio. A standout opportunity to live or invest in one of Calgary's most walkable and well-connected urban communities!