

# \$344,900 - 402, 433 11 Avenue Se, Calgary

MLS® #A2221176

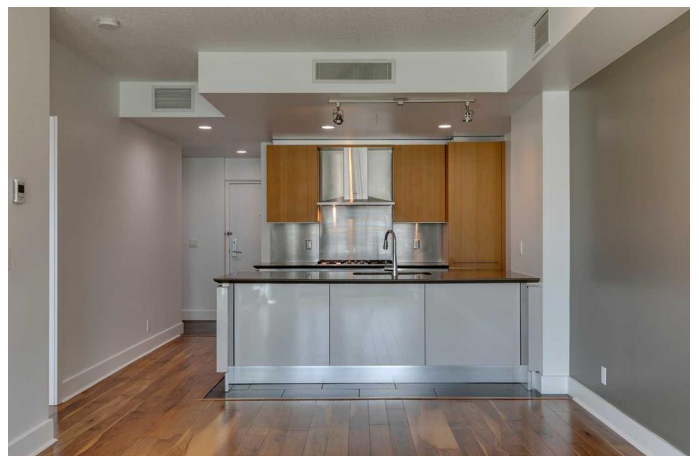
**\$344,900**

1 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live the ultimate inner-city lifestyle in this beautifully appointed 1-bedroom, 2-bathroom residence in Arriva—one of Calgary's premier luxury towers. Offering nearly 1,000 sq. ft. of sophisticated living space, this home is designed with high-end finishes throughout, including 9-ft. ceilings, floor-to-ceiling windows, wide plank hardwood floors, and tile in the entry and kitchen. The sleek, modern kitchen is outfitted with custom Snaidero cabinetry, built-in Miele appliances, and stone countertops—an ideal setting for everyday living and entertaining. The spacious open-concept living area flows seamlessly onto a rare 180 sq. ft. private outdoor terrace, complete with grass and a mature tree. This terrace creates a tranquil, park-like atmosphere in the heart of the city. Whether it's morning coffee or hosting friends during Stampede fireworks, this outdoor space is a true extension of your living area. Inside, you'll find a generous den perfect for a home office, a large in-suite storage room, and a separate laundry area for added convenience. The primary bedroom offers a walk-in closet and a luxurious four-piece ensuite featuring a soaker tub and separate stand-alone shower. A second full bathroom adds functionality for guests or everyday use. Residents of Arriva enjoy exceptional amenities including 24-hour concierge and security, guest suites, a private lounge, and a landscaped patio. Located steps from coffee shops, Stampede Park, the Central Library,



National Music Centre, parks, and river pathways, this home offers a walkable, connected lifestyle with every urban convenience at your doorstep. With its unique outdoor space, upscale design, and unbeatable location, this is an outstanding opportunity to live or invest in one of Calgary’s most sought-after up-and-coming communities.

Built in 2008

**Essential Information**

MLS® #	A2221176
Price	\$344,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	774
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	402, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

**Amenities**

Amenities	Car Wash, Party Room, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite
Parking Spaces	1

Parking	Parkade, Titled, Underground
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## Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	Balcony, Courtyard, Private Yard
Roof	Membrane
Construction	Brick, Concrete, Metal Siding

## Additional Information

Date Listed	May 14th, 2025
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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