



1006, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2295700



**\$599,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,065
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass, Metal Siding , Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Arriva, one of Calgary's premier high-rise addresses. Prime corner location on the 10th floor with northwest exposure, this beautifully appointed residence offers over 1,200 square feet of refined urban living and spectacular downtown and city views. Offering 2 bedrooms, 2 full bathrooms, 2 titled underground parking stalls, assigned storage, and central air conditioning. The open-concept living, dining, and kitchen area is bright, spacious, and designed for comfortable everyday living and easy entertaining. Floor-to-ceiling windows make an immediate impression, flooding the home with natural light and showcasing the skyline from every room. Rich hardwood and tile add warmth and sophistication throughout. The contemporary Snaidero kitchen is both stylish and functional, featuring quartz counters, a large island, generous pantry space, and a premium Miele appliance package including a 5-burner gas cooktop. The primary bedroom offers excellent space, a custom walk-through closet, a 4-piece ensuite with separate shower and soaker tub, and access to one of two private balconies. The second bedroom is flexible and thoughtfully designed, ideal as a guest room, office, or both, complete with a built-in Murphy bed/storage dresser. With two separate balconies, a stunning lobby, full-time concierge/security, guest suites, and an outstanding location close to downtown, new convention center and arena, restaurants, fitness, and entertainment, this is an exceptional opportunity to own a beautifully finished home in one of Calgary's most sought-after buildings.