



1004, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2326052



**\$335,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 710
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Experience the energy of downtown Calgary from the comfort of Arriva, one of the city's premier luxury residences. Perfectly positioned in the heart of the Beltline, this beautifully appointed one-bedroom residence places world-class dining, entertainment, sporting events, and cultural attractions just moments from your front door. Designed for effortless urban living, the open-concept floor plan is finished with timeless materials, including stone countertops, stainless steel appliances, and a generous walk-in closet. Expansive windows fill the condo with natural light, while the balcony, complete with a natural gas connection, invites quiet mornings, evening barbecues, and city views. Move-in ready, the residence also includes in-suite laundry, a titled underground parking stall, an assigned storage locker, and the peace of mind that comes with 24-hour concierge service. Arriva offers an exceptional collection of amenities designed to complement a lock-and-leave lifestyle, including guest suites for visiting family and friends, visitor parking, and professional management. Pet friendly with board approval, the building welcomes every member of the family. Whether you're catching a Flames game at the Scotiabank Saddledome, attending a concert, exploring the vibrant restaurant scene, or simply enjoying a stroll through Calgary's dynamic downtown core, this is urban living at its finest.