

**705, 433 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2295882**



**\$449,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 931
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Your sweet spot in Victoria Park, the heart of Beltline. A delightfully walkable location just steps from downtown Calgary's brand new event centre, opening in the Fall of 2027! This luxurious two-bedroom, two-bath condo in the coveted Arriva building is the definition of stylish living. With over 1,014 square feet of living space, this SW-facing suite is drenched in sunshine and boasts soaring 9-foot ceilings. Floor-to-ceiling windows provide jaw-dropping views of the city, Calgary Tower and Saddledome. Walk to concerts and events, Cowboys Casino and Studio Bell. Shopping nearby. Whip up culinary masterpieces in the expansive kitchen, featuring sleek quartz counters, panelled fridge and dishwasher, and high-end Miele stainless steel appliances. The upgraded vinyl plank floors add a touch of elegance, making every inch of this space feel oh-so-inviting. The huge master suite is a dream, complete with a walk-through closet and a spacious private ensuite. Your guests will feel right at home with a 3-piece bath just outside the guest room door. With a concierge at your service (keeping your food and parcel deliveries safe), a pet-friendly vibe, and a well-managed condo board, you'll be living your best life close to the Stampede grounds, public transit, delicious restaurants, and fabulous shopping. Perks include heated underground parking, bike storage room and a storage locker for the extras. Turnover at Arriva is low, so you know you've found something special! Schedule your appointment to view. We can't wait to show you around!