

**1605, 433 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2204738**



**\$544,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2008 (17 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 905
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Walk-In Closet(s)		

**Inclusions:** n/a

This stunning 2-bedroom, 2-bathroom suite offers over 1,025 sq. ft. of thoughtfully designed space, where modern sophistication meets timeless comfort. Perched high above the city on the 16th floor, you'll be captivated by panoramic views stretching from downtown to the rivers, all framed by expansive floor-to-ceiling windows that flood the home with natural light. The open-concept layout is both functional and stylish, with 9-foot ceilings, neutral tones, and refined finishes throughout. At the heart of the home is a chef-inspired kitchen featuring sleek espresso cabinetry, quartz waterfall countertops, stainless steel appliances, a gas cooktop, built-in oven, and a breakfast bar perfect for casual dining or entertaining. The spacious living and dining areas flow seamlessly onto a private balcony—an ideal space for morning coffee or evening wine with a view. The primary bedroom is a serene retreat with a walk-through closet and a spa-like 5-piece ensuite, complete with a relaxing tub and glass shower. A second bedroom and full 3-piece bath are thoughtfully positioned for privacy—ideal for guests or a home office setup. Additional features include air conditioning, in-suite laundry, a titled underground parking stall, and a separate storage locker. The Arriva offers 24-hour concierge service, security, a rooftop garden, guest suites, underground visitor parking, and a stylish party room. Located just steps to the Elbow and Bow River pathways, Stampede Park, East Village, 17th Ave, and the downtown core, this location is truly unmatched for walkability and access to Calgary's best dining, entertainment, and amenities. Whether you're looking for a lock-and-leave lifestyle or a sophisticated urban home, this is an exceptional opportunity to live in one of Calgary's most sought-after high-rises. Book your private showing today and experience

the Arriva difference.