

603, 433 11 Avenue SE
Calgary, Alberta

MLS # A2227391



\$564,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,234 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Views | | |

Heating: Baseboard, Hot Water, Natural Gas

Floors: Hardwood, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Metal Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,083

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Discover contemporary elegance and city convenience in this immaculate 1,234 sq ft corner unit in the highly sought-after Arriva. Perfectly positioned in the heart of Calgary, this residence offers a rare combination of modern sophistication, spacious comfort, and unparalleled access to some of the city's most iconic attractions. Just steps from the Saddledome, Stampede Park, Cowboys Casino, acclaimed restaurants, boutique cafés, fitness studios, and live entertainment, you'll enjoy a lifestyle that's vibrant and connected. Whether it's catching a concert, soaking in the energy of Stampede, or exploring downtown's culinary and cultural scene, everything is at your doorstep. Inside, floor-to-ceiling windows on two sides flood the space with natural light and frame stunning city views. The expansive open-concept layout is designed for effortless living and entertaining, featuring a chef-inspired kitchen with a large central island, gas cooktop, stainless steel appliances, and sleek full-height cabinetry. A generous dining area sits in front of a picture window for added ambiance, while the spacious living room opens to a glass-railed balcony—ideal for BBQs, warm evenings, or watching the Stampede fireworks. Hardwood flooring runs throughout, and central air conditioning ensures year-round comfort. The bright south-facing primary suite offers sweeping views, a walk-in closet, and a stylish 4-piece ensuite. A second bedroom with its own walk-in closet and oversized windows is thoughtfully located on the opposite side of the unit next to the second full bathroom—perfect for guests, roommates, or a home office setup. Additional features include in-suite laundry, custom blackout blinds, titled underground parking (P-4 #34), and an assigned storage locker (P4-OO). Arriva residents enjoy exclusive amenities

including a contemporary lobby, 24-hour concierge and security, two rentable guest suites, and a spectacular event lounge with a full kitchen, floor-to-ceiling windows, and private rooftop patio access. This is a rare opportunity to own or invest in one of Calgary's most walkable, dynamic, and well-connected downtown communities.