

**2304, 433 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2267214**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<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>	\$ 745
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, Open Floorplan, Recessed Lighting, Track Lighting		

**Inclusions:** N/A

Welcome to the iconic ARRIVA, an architectural standout in Calgary's vibrant Beltline—where sophisticated design, elevated comfort, and unmatched urban convenience come together in perfect harmony. This spacious and impeccably styled 1-bedroom suite is flooded with natural light thanks to floor-to-ceiling south-facing windows that frame unforgettable views of the Rocky Mountains and the shimmering downtown skyline. Every sunrise and sunset becomes part of your daily backdrop. The open-concept layout creates a seamless flow from the living space to the sleek, modern kitchen—an entertainer's dream featuring stainless steel appliances, flat-panel cabinetry, and a raised eating bar ideal for morning coffee or evening cocktails. The generously sized bedroom boasts a large walk-in closet with direct access to the elegant bathroom through a thoughtful cheater door, adding comfort and ease to your routine. Miele in-suite laundry adds a touch of luxury, while the private balcony—with a convenient BBQ gas line—extends your living space outdoors for year-round enjoyment. Titled underground parking ensures your vehicle stays secure, and an additional storage locker provides the extra space every urban dweller appreciates. ARRIVA's top-tier amenities include beautifully appointed guest suites and 24-hour security, offering peace of mind and hotel-like convenience right at home. Step outside and immerse yourself in Calgary's most dynamic neighborhood. Trendy restaurants, stylish cafés, boutique shops, and lively nightlife on 17th Ave and 4th Street are only moments away. Explore nearby Inglewood, enjoy a quick walk to downtown, or hop on transit for effortless citywide access. This stunning suite delivers the ultimate blend of luxury, style, and location—perfect for those

who want to live in the heart of it all.