

# \$349,000 - 2402, 433 11 Avenue Se, Calgary

MLS® #A2215197

**\$349,000**

1 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Luxury Living at Arriva – 24th Floor with Unmatched Views! Experience elevated urban living in this stunning 1-bedroom, 1.5-bath condo located in the prestigious Arriva building in Calgary’s vibrant Beltline district. Perched on the 24th floor, this home offers breathtaking, unobstructed views of the mountains, city skyline, Bow River, Stampede Park, and endless horizons. Boasting 9-foot ceilings and an open-concept layout, the design maximizes both space and light. An office nook off the main entrance provides the perfect spot to work from home, complemented by a convenient half-bath for your guests. The gourmet kitchen is outfitted with high-end Miele appliances, a gas cooktop, quartz countertops, and sleek cabinetry – a chef’s dream! Luxury vinyl plank flooring flows seamlessly throughout the unit. The spacious primary bedroom showcases panoramic views and a luxurious spa-inspired ensuite, complete with a separate soaker tub and glass-enclosed shower. Step out onto the expansive balcony and enjoy the ever-changing scenery – from serene mountain vistas by day to Stampede fireworks lighting up the night. Additional features include titled heated underground parking, assigned storage, and a full suite of building amenities which include, 24-hour concierge service to welcome you and your guests, Party room with a full kitchen opening to a garden terrace with BBQ facilities and spectacular



views Steps to Stampede Park, restaurants, shopping, and the river pathways. Don't miss your chance to own a piece of Calgary's skyline. This is more than just a condo – it's a lifestyle. A must-see!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215197          |
| Price          | \$349,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2402, 433 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G0C7                 |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Storage |
| Parking Spaces | 1                                              |
| Parking        | Underground                                    |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                           |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, |

|              |                     |
|--------------|---------------------|
|              | Window Coverings    |
| Heating      | Baseboard, Electric |
| Cooling      | Central Air         |
| # of Stories | 34                  |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Brick, Concrete, Metal Siding |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | DC            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.