

**402, 433 11 Avenue SE
Calgary, Alberta**

MLS # A2221176



\$344,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Live the ultimate inner-city lifestyle in this beautifully appointed 1-bedroom, 2-bathroom residence in Arriva—one of Calgary’s premier luxury towers. Offering nearly 1,000 sq. ft. of sophisticated living space, this home is designed with high-end finishes throughout, including 9-ft. ceilings, floor-to-ceiling windows, wide plank hardwood floors, and tile in the entry and kitchen. The sleek, modern kitchen is outfitted with custom Snaidero cabinetry, built-in Miele appliances, and stone countertops—an ideal setting for everyday living and entertaining. The spacious open-concept living area flows seamlessly onto a rare 180 sq. ft. private outdoor terrace, complete with grass and a mature tree. This terrace creates a tranquil, park-like atmosphere in the heart of the city. Whether it’s morning coffee or hosting friends during Stampede fireworks, this outdoor space is a true extension of your living area. Inside, you’ll find a generous den perfect for a home office, a large in-suite storage room, and a separate laundry area for added convenience. The primary bedroom offers a walk-in closet and a luxurious four-piece ensuite featuring a soaker tub and separate stand-alone shower. A second full bathroom adds functionality for guests or everyday use. Residents of Arriva enjoy exceptional amenities including 24-hour concierge and security, guest suites, a private lounge, and a landscaped patio. Located steps from coffee shops, Stampede Park, the Central Library, National Music Centre, parks, and river pathways, this home offers a walkable, connected lifestyle with every urban convenience at your doorstep. With its unique outdoor space, upscale design, and unbeatable location, this is an outstanding opportunity to live or invest in one of Calgary’s most sought-after up-and-coming communities.