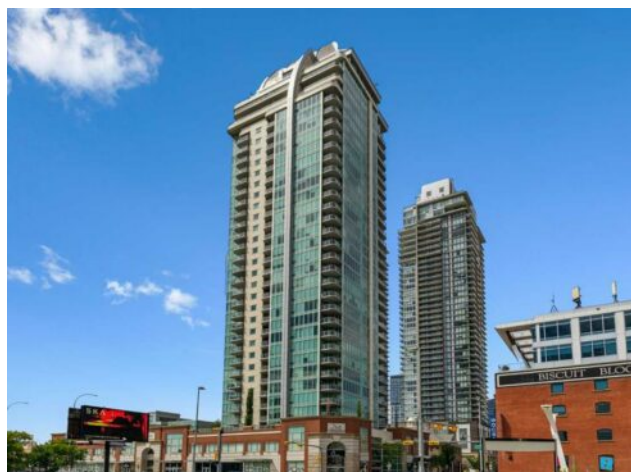


2304, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2236499



# \$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, Open Floorplan, Recessed Lighting, Track Lighting		

Inclusions: N/A

Welcome to the iconic ARRIVA in Calgary's vibrant Beltline! This spacious 1-bedroom suite dazzles with floor-to-ceiling south-facing windows, framing jaw-dropping mountain and city skyline views. The open layout offers seamless flow, with a large walk-in closet and convenient cheater door to the bathroom. Cook in style with a sleek stainless steel kitchen, flat-panel cabinets, and a raised eating bar. Enjoy Miele in-suite laundry, a private balcony with BBQ gas line, titled underground parking, and extra storage. The building also offers guest suites and 24-hour security. Step out into Calgary's most dynamic neighborhood—17th Ave, 4th Street, Inglewood, downtown, and transit are just minutes away. This is the perfect mix of comfort, style, and urban energy.