

\$519,900 - 406, 433 11 Avenue Se, Calgary

MLS® #A2117769

\$519,900

2 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Indulge in the epitome of urban luxury with this fabulous 4th-floor suite at coveted Arriva, boasting a rare, expansive wrap-around terrace offering both sunny southwest exposure and city views, adding a unique touch to the space.

This spacious two-bedroom, two bath sanctuary promises a lifestyle of modern sophistication in Calgary's vibrant core. From the moment you step inside, floor-to-ceiling windows bathe the interior in natural light while framing city vistas from every angle. The contemporary, open-concept living space is adorned with high-end finishes, including a Miele appliance package, Snaidero kitchen cabinetry, quartz counters, spacious breakfast bar and wide plank hardwood flooring. A designated dining area is adorned with a lovely chandelier, perfect for entertaining guests, while the high ceilings add to the sense of spaciousness. Extend your living and entertaining space through french patio doors and dine al fresco on your 600+ sq. ft. private terrace with multiple seating areas complete with convenient gas outlet for your patio heater and BBQ.

Tucked away for privacy, the two bedrooms are thoughtfully positioned on opposite sides of the living area. The spacious Primary boasts a walk-through closet leading to a well appointed full ensuite with separate shower, while the second bedroom could double as an office providing the perfect space for work or



creative pursuits.

This exceptional residence also offers the convenience of in-suite storage and laundry, two titled side by side parking stalls and secure storage locker ensuring both function and practicality.

Beyond the confines of this exquisite suite, Arriva offers a host of amenities, including full-time concierge/security services, party room with sky garden, two guest suites and visitor parking.

Nestled in the heart of the Beltline neighborhood, Arriva offers the best of urban living, with downtown just minutes away with shops, restaurants, river paths and the new vibrant Culture + Entertainment District at your doorstep.

Don't miss this opportunity to acquire a stylish lock and leave lifestyle with a private, outdoor terrace and experience condo living at its finest in one of Calgary's most sought-after condominiums.

Built in 2008

Essential Information

MLS® #	A2117769
Price	\$519,900
Sold Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment

Style	High-Rise (5+)
Status	Sold

Community Information

Address	406, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

Amenities

Amenities	Bicycle Storage, Elevator(s), Guest Suite, Party Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Side By Side, Titled, Underground

Interior

Interior Features	Breakfast Bar, Chandelier, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	BBQ gas line, Lighting
Construction	Brick, Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	June 21st, 2024
Days on Market	78
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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