

# \$575,000 - 1506, 433 11 Avenue Se, Calgary

MLS® #A2228646

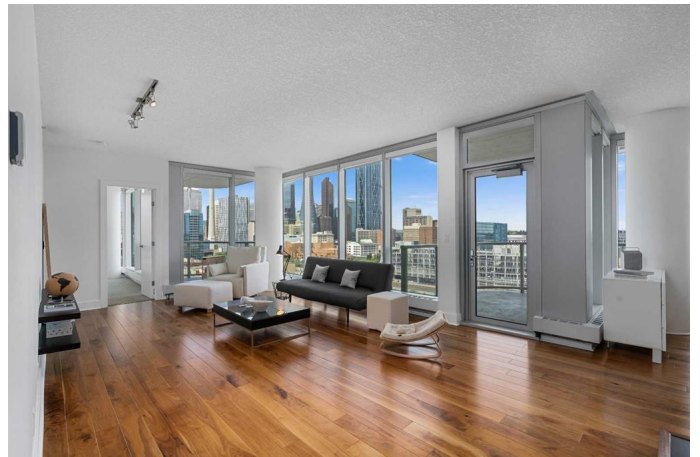
**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Arriva â€” where refined urban living meets one of Calgaryâ€™s most exciting new developments. Located in the heart of the Beltline, this expansive 1193 sq. ft. corner unit offers 2 bedrooms, 2 bathrooms, titled underground parking, and stunning skyline views. Situated directly beside the future Calgary Event Centre, this is a rare opportunity to live next to the cityâ€™s most anticipated entertainment district. Step into an open-concept layout with soaring 9â€™ ceilings, central air conditioning, and approximately 19 feet of floor-to-ceiling windows that frame panoramic views from the Calgary Tower to East Village. Enjoy summer evenings on your private balcony, complete with a gas line for BBQs. The kitchen is a chefâ€™s dream, featuring a premium Miele appliance package, including a 5-burner gas cooktop, stone countertops, a large peninsula island, and a spacious pantry. A generously sized dining area flows seamlessly into the bright and airy living space â€” perfect for entertaining. The primary bedroom retreat includes its own private balcony, a custom walkthrough closet, and a spa-inspired 4-piece ensuite with separate glass shower and deep soaker tub. The second bedroom also offers a custom walkthrough closet with direct access to a cheater ensuite â€” ideal for guests or a home office. Additional features include a titled underground parking stall, an assigned storage locker, and access to Arrivaâ€™s premium amenities â€” including full-time



concierge/security, an elegant lobby and premium social room with a beautiful outdoor patio. This is downtown living at its finest, with unbeatable access to transit, dining, entertainment, the Stampede Grounds, and the upcoming arena.

Built in 2008

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228646          |
| Price          | \$575,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,193             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1506, 433 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0C7                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Recreation Room, Secured Parking, Storage, Trash |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
|-------------------|---|

|              |  |
|--------------|--|
| Appliances   | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating      | Baseboard  |
| Cooling      | Central Air  |
| # of Stories | 36   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 7th, 2025  |
| Days on Market | 17              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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