

# \$474,900 - 1505, 433 11 Avenue Se, Calgary

MLS® #A2257568

**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to luxury living in the iconic Arriva tower! This move-in-ready 2 bed, 2 bath, 2 parking stall, corner unit boasts panoramic city views and an abundance of natural light through its floor-to-ceiling windows, and is available for immediate possession. Positioned on a high floor, this modern space is designed for both comfort and style, with an open-concept layout that takes full advantage of its prime corner location. The sleek contemporary kitchen is a chef's dream, featuring quartz countertops, a gas cooktop, integrated refrigerator, built-in oven, and ample cabinetry that keeps the look clean and sophisticated. Entertain in the spacious dining and living area while soaking in Calgary's skyline views from every angle. Both bedrooms are generously sized, offering excellent separation for privacy. The primary suite is a true retreat with a walk-through closet and a large spa-inspired ensuite that provides extra counter space and a deep soaker tub. The second bedroom is ideal for guests, a home office, or a roommate, complete with its own full bathroom just steps away. Convenience is maximized with in-suite laundry, two titled underground parking stalls, and a separate assigned storage locker – a rare find in urban living! The Arriva is renowned for its top-tier amenities, including a beautiful rooftop patio to enjoy summer evenings, a stylish guest suite for out-of-town visitors, a well-appointed party room, and professional concierge service that adds an



extra layer of comfort and security. Situated in the heart of the Beltline, youâ€™re just steps away from Stampede Park, the Saddledome, trendy cafes, renowned restaurants, and the vibrant arts and entertainment scene that downtown Calgary has to offer. Whether youâ€™re a professional seeking a lock-and-leave lifestyle or looking for a spacious urban home, this stunning corner unit is ready to welcome you home. Donâ€™t miss your chance to own in one of Calgaryâ€™s most sought-after high-rises â€“ book your private tour today!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257568          |
| Price          | \$474,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,028             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1505, 433 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0C7                |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Elevator(s), Party Room, Secured Parking, Guest Suite, Roof Deck, |
|-----------|-------------------------------------------------------------------|

|                |                                                                  |
|----------------|------------------------------------------------------------------|
|                | Recreation Room                                                  |
| Parking Spaces | 2                                                                |
| Parking        | Parkade, Stall, Underground, Additional Parking, Secured, Titled |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Stone Counters            |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner, Built-In Oven |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 36                                                                                                                      |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 64                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.