

# \$564,900 - 603, 433 11 Avenue Se, Calgary

MLS® #A2227391

**\$564,900**

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.00 Acres

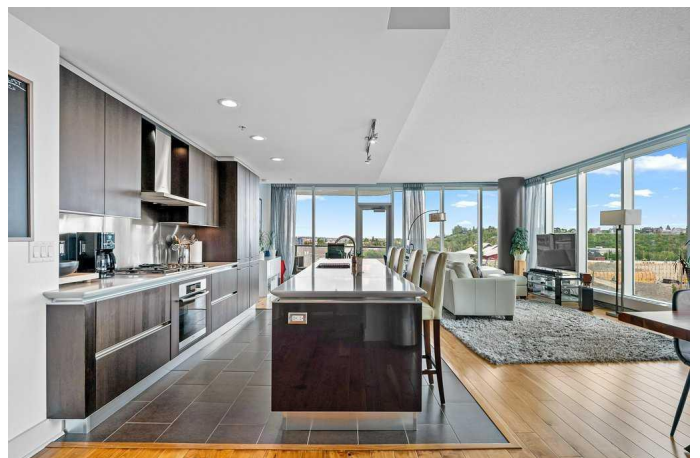
Beltline, Calgary, Alberta

Discover contemporary elegance and city convenience in this immaculate 1,234 sq ft corner unit in the highly sought-after Arriva. Perfectly positioned in the heart of Calgary, this residence offers a rare combination of modern sophistication, spacious comfort, and unparalleled access to some of the city's most iconic attractions.

Just steps from the Saddledome, Stampede Park, Cowboys Casino, acclaimed restaurants, boutique caf  s, fitness studios, and live entertainment, you'll enjoy a lifestyle that's vibrant and connected. Whether it's catching a concert, soaking in the energy of Stampede, or exploring downtown's culinary and cultural scene, everything is at your doorstep.

Inside, floor-to-ceiling windows on two sides flood the space with natural light and frame stunning city views. The expansive open-concept layout is designed for effortless living and entertaining, featuring a chef-inspired kitchen with a large central island, gas cooktop, stainless steel appliances, and sleek full-height cabinetry.

A generous dining area sits in front of a picture window for added ambiance, while the spacious living room opens to a glass-railed balcony—ideal for BBQs, warm evenings, or watching the Stampede fireworks.



Hardwood flooring runs throughout, and central air conditioning ensures year-round comfort. The bright south-facing primary suite offers sweeping views, a walk-in closet, and a stylish 4-piece ensuite. A second bedroom with its own walk-in closet and oversized windows is thoughtfully located on the opposite side of the unit next to the second full bathroomâ€”perfect for guests, roommates, or a home office setup.

Additional features include in-suite laundry, custom blackout blinds, titled underground parking (P-4 #34), and an assigned storage locker (P4-OO).

Arriva residents enjoy exclusive amenities including a contemporary lobby, 24-hour concierge and security, two rentable guest suites, and a spectacular event lounge with a full kitchen, floor-to-ceiling windows, and private rooftop patio access.

This is a rare opportunity to own or invest in one of Calgaryâ€™s most walkable, dynamic, and well-connected downtown communities.

Built in 2008

**Essential Information**

MLS® #	A2227391
Price	\$564,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status	Active
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## Community Information

Address	603, 433 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

## Amenities

Amenities	Elevator(s), Party Room, Roof Deck, Secured Parking, Guest Suite, Recreation Facilities
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	BBQ gas line
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete, Wood Frame, Metal Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	76
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX Realty Professionals
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