

\$535,000 - 1506, 433 11 Avenue Se, Calgary

MLS® #A2228646

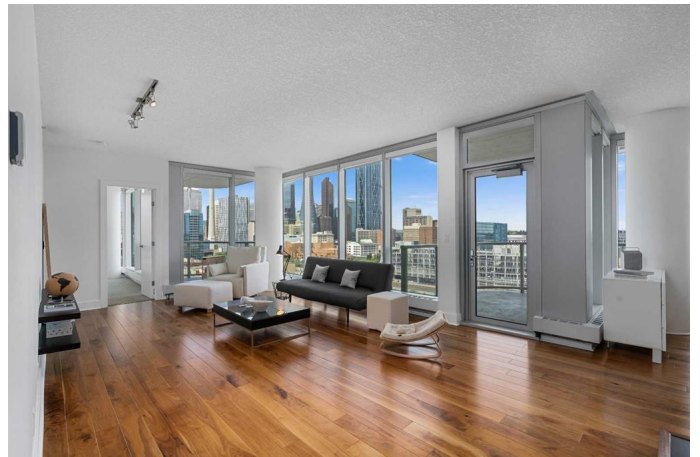
\$535,000

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 | \$535,000 |
| 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), Secured Parking, Storage, Trash, Recreation Room |
| 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 | 96 |
| Zoning | DC (pre 1P2007) |

Listing Details

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

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