

# \$349,900 - 2304, 433 11 Avenue Se, Calgary

MLS® #A2236499

## \$349,900

1 Bedroom, 1.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the iconic ARRIVA in Calgary's vibrant Beltline! This spacious 1-bedroom suite dazzles with floor-to-ceiling south-facing windows, framing jaw-dropping mountain and city skyline views. The open layout offers seamless flow, with a large walk-in closet and convenient cheater door to the bathroom. Cook in style with a sleek stainless steel kitchen, flat-panel cabinets, and a raised eating bar. Enjoy Miele in-suite laundry, a private balcony with BBQ gas line, titled underground parking, and extra storage. The building also offers guest suites and 24-hour security. Step out into Calgary's most dynamic neighborhood—17th Ave, 4th Street, Inglewood, downtown, and transit are just minutes away. This is the perfect mix of comfort, style, and urban energy.

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236499    |
| Price          | \$349,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 822         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2304, 433 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0C7                |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Elevator(s), Guest Suite, Secured Parking, Storage |
| Parking Spaces | 1                                                  |
| Parking        | Heated Garage, Secured, Stall, Titled, Underground |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Laminate Counters, Open Floorplan, Recessed Lighting, Track Lighting            |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                 |
| Cooling           | Central Air                                                                               |
| # of Stories      | 34                                                                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Construction      | Concrete, Metal Siding, Stucco |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2025  |
| Days on Market | 97              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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