



## 433 11 Avenue Calgary Alberta

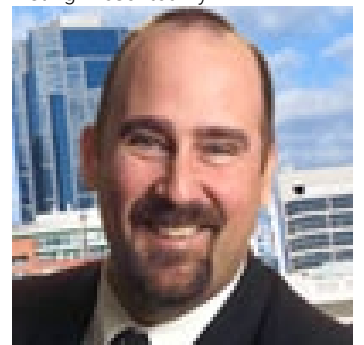
\$615,000

Welcome to the prestigious Arriva Building, where sophisticated urban living meets convenience. This stunning 2 bedroom, 2 bathroom corner unit offers not just a home, but a lifestyle tailored to those who crave luxury and accessibility. Nestled within steps of iconic amenities—including the Saddledome, Cowboys Casino, trendy restaurants, gyms, coffee shops, and more—this location is unbeatable. Whether you're catching a hockey game, enjoying the Stampede festivities, or exploring Calgary's culinary and cultural scenes, everything you need is just a short stroll away. Step inside this meticulously maintained condo and be greeted by an expansive, open-concept layout illuminated by wall-to-wall, floor-to-ceiling windows. Facing south, the unit is bathed in natural light throughout the day, while custom blackout blinds and elegant drapes offer privacy and comfort when desired. Stay cool during the summer with central air conditioning, and soak in the warmth of the sun on your spacious balcony, complete with gas BBQ hookups and glass railings for unimpeded views. The chef-inspired kitchen is a showstopper, from the built-in oven, gas range, and hidden dishwasher and fridge, to the ample cabinetry, built-in microwave, and oversized island with a breakfast bar, this kitchen is both stylish and functional—perfect for entertaining or day-to-day cooking. The thoughtfully designed floor plan offers generous living and dining areas, two well-sized bedrooms, and a luxurious primary suite with a 4-piece ensuite. A spacious laundry/storage room adds convenience, while the second full bathroom ensures comfort for guests or family members. This upscale building provides a range of premium amenities, including 24-hour security and concierge services, titled underground parking, an assigned storage unit, two guest suites for visitors, and a rooftop garden for your relaxation. Whe...

Foyer 9.42 Ft x 9.17 Ft  
 Living room 22.00 Ft x 21.33 Ft  
 Dining room 11.92 Ft x 8.75 Ft  
 Kitchen 12.17 Ft x 13.25 Ft  
 Primary Bedroom 12.42 Ft x 14.83 Ft

Bedroom 11.33 Ft x 9.92 Ft  
 Laundry room 9.08 Ft x 5.92 Ft  
 Storage 4.50 Ft x 5.33 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 Royal LePage Benchmark

<http://www.teamhripko.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca