



THE
A-TEAM

**RE/MAX
FIRST**

433 11 Avenue #604, Calgary T2G 0C7

MLS® #: **A2189988**

Area: **Beltline**

Listing Date: **01/29/25**

List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **810**
Low Sqft:
Ttl Sqft: **810**

DOM

7

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Views**
Park Feat: **Heated Garage,Parkade,Titled**

Utilities and Features

Roof: **Metal**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Concrete,Metal Siding ,Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 10`8"
Kitchen	Main	10`7" x 9`4"
Laundry	Main	3`1" x 2`7"
Foyer	Main	10`7" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`1" x 11`1"
Bedroom - Primary	Main	12`7" x 9`11"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$709

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0812315**

Remarks

Pub Rmks: **Experience breathtaking city and mountain views from this stunning south facing 1 bedroom condo in the highly sought-after Arriva condo! Floor-to-ceiling windows span entire walls, flooding the space with natural light. Designed for both style and functionality, the open-concept living and dining areas flow seamlessly into a gourmet Italian Snaidero kitchen, complete with integrated Miele appliances, a gas cooktop, sleek quartz countertops, and a stainless steel backsplash. The spacious bedroom boasts a generous walk-in closet and direct access to the elegant main bathroom. Step out onto the large private balcony, the perfect spot to enjoy your morning coffee while soaking in the views. Additional highlights include central air conditioning, in-suite laundry, one titled parking stall, and a separate storage locker. Arriva offers exceptional amenities, including 24-hour concierge and security, two guest suites, a sky park, and a stylish party room. Located just steps from the site of the new Flames Arena, Arriva is poised to be at the heart of Calgary's next HOT SPOT! Enjoy the ultimate urban lifestyle with easy access to Downtown, Inglewood, and the Beltline—home to some of the city's best dining, shopping, cultural attractions, the new Central Library, and scenic river pathways.**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











