

# \$624,000 - 1203, 433 11 Avenue Se, Calgary

MLS® #A2212709

**\$624,000**

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

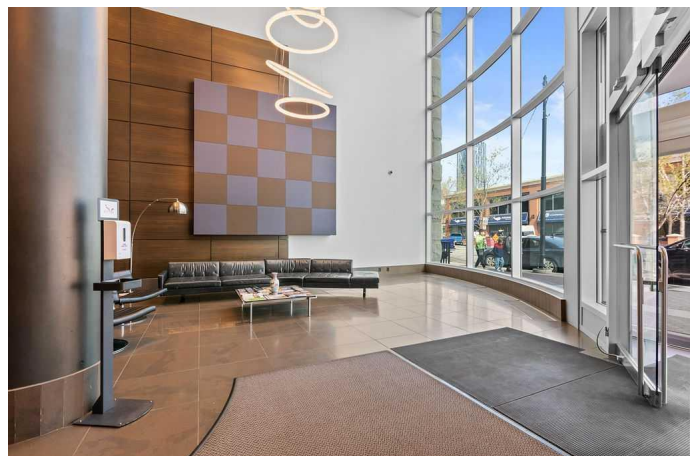
MS. neat and tidy lives here! Ready to move in! This spectacular 2 bed, 2 full bath , best location and floor plan with floor to ceiling windows, in ARRIVA , southeast exposure of both rivers and mountains awaits you. Central air conditioning, 24 hour security, This may be the best location now and in the future , with all amenities and more to come with the new arena , convention center, and future LRT station . Guest suites, courtyard with BBQ, Amenity room for larger entertainment functions, and 2 guest suites. Seeing is wanting at this extremely well priced home! Open house May 31 and June 1 from 1-4 PM

Built in 2008

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212709          |
| Price          | \$624,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,240             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 1203, 433 11 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 0C7                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Storage, Trash, Guest Suite, Parking, Roof Deck |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground, Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s), Breakfast Bar, No Animal Home, Quartz Counters, See Remarks        |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner, Electric Range, Freezer, Garburator, Microwave Hood Fan |
| Heating           | Baseboard, Hot Water, See Remarks  |
| Cooling           | Central Air  |
| # of Stories      | 31   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Outdoor Grill, Private Entrance, Storage |
| Construction      | Concrete, Glass   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 99             |
| Zoning         | DC             |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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