

**1506, 433 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2228646**



**\$535,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,029
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House Saturday Sept 6 2:00pm-4:00pm\*\*** Welcome to Arriva &mdash; where refined urban living meets one of Calgary'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 city's most anticipated entertainment district. Step into an open-concept layout with soaring 9' 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 chef'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 &mdash; 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 &mdash; ideal for guests or a home office. Additional features include a titled underground parking stall, an assigned storage locker, and access to Arriva's premium amenities &mdash; 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.