



GRASSROOTS
REALTY GROUP

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1506, 433 11 Avenue SE
Calgary, Alberta

MLS # A2228646



\$545,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,029
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — 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 — 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.

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