



**GRASSROOTS**  
REALTY GROUP

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1506, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2255990



**\$475,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| 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

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.

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