



3001, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2287345



**\$1,450,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,607 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 2,217
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** n/a

Your day begins with the soft glow of the morning sun spilling through floor-to-ceiling windows, offering panoramic views of downtown Calgary from every room. After a workout in your private home gym, you enjoy breakfast at the leathered granite counter perfectly positioned by the window to take in the city skyline. This 2,600+ sq ft sanctuary is a masterclass in executive hosting; as evening nears, the gentle trickle of the custom stone waterfall sets the mood while you select a vintage from your full-size, dual-zone wine fridge. Whether you are preparing drinks at the sophisticated leathered granite dry bar or a gourmet meal using the suite's high-end appliances, the space flows effortlessly for any occasion. The layout offers unmatched privacy with two spacious primary bedrooms, each featuring its own ensuite—including a lavish 5-piece spa retreat in the main suite. When you're ready to head out, your private elevator opens directly into your suite, whisking you down to the vibrant pulse of the Beltline. You are perfectly positioned in the new Entertainment District, just steps from the new Calgary Flames arena, Stampede grounds, and river pathways. Living at the Arriva means effortless luxury, supported by 24-hour security and concierge services, a rooftop garden, owner's lounge, guest suites, and central A/C—all complemented by modern updates including a new washer and ventless dryer.