



**1805, 433 11 Avenue SE
Calgary, Alberta**

MLS # A2130030



\$559,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,030 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 904
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Step into luxury living at Arriva, where spaciousness meets timeless design in this upscale 1030-square-foot condominium. Situated in the heart of Calgary's premier living scene, Arriva offers a lifestyle of sophistication with amenities that set the bar high. As you step into this exquisite residence, you're immediately greeted by an abundance of natural light and sweeping south-facing views. Floor-to-ceiling windows line the open-concept living area, providing stunning vistas of Calgary's iconic Stampede grounds, the towering Calgary Tower, and even mountain views on clear days. Entertain with ease in the gourmet chef's kitchen, complete with a generous island featuring a built-in sink, top-of-the-line Miele appliances including a gas stove, built-in oven, fridge, freezer, and dishwasher with matching cabinet doors. The expansive main living space offers plenty of room for large-scale furniture, perfect for hosting gatherings or simply enjoying quiet evenings at home. Retreat to the primary bedroom area, featuring a walk-in closet and a luxurious 5-piece spa-like ensuite with a separate glass door shower. An additional second bedroom provides versatility, whether for accommodating guests or creating a dedicated work-from-home office space. Convenience is key with in-suite laundry, equipped with a Miele stacked washer and dryer. This all-inclusive package is further enhanced by one titled parking stall and additional storage, ensuring ample space for all your needs. Arriva's prime location places you just blocks away from the vibrant East Village and Downtown core, with easy access to Inglewood and the Beltline. Enjoy proximity to some of Calgary's best shopping and dining venues, as well as the scenic River pathways and convenient transit options. Experience the transformation of Victoria Park into Calgary's metropolitan business and entertainment district, where the

pulse of the city beats with excitement and opportunity. Elevate your lifestyle at Arriva – where luxury, convenience, and sophistication converge seamlessly. Book your showing today!