



GRASSROOTS
REALTY GROUP

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604, 433 11 Avenue SE
Calgary, Alberta

MLS # A2189988



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	810 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Views		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Experience breathtaking city and mountain views from this stunning south facing 1 bedroom condo in the highly sought-after Arriva condo! Floor-to-ceiling windows span entire walls, flooding the space with natural light. Designed for both style and functionality, the open-concept living and dining areas flow seamlessly into a gourmet Italian Snaidero kitchen, complete with integrated Miele appliances, a gas cooktop, sleek quartz countertops, and a stainless steel backsplash. The spacious bedroom boasts a generous walk-in closet and direct access to the elegant main bathroom. Step out onto the large private balcony, the perfect spot to enjoy your morning coffee while soaking in the views. Additional highlights include central air conditioning, in-suite laundry, one titled parking stall, and a separate storage locker. Arriva offers exceptional amenities, including 24-hour concierge and security, two guest suites, a sky park, and a stylish party room. Located just steps from the site of the new Flames Arena, Arriva is poised to be at the heart of Calgary's next HOT SPOT! Enjoy the ultimate urban lifestyle with easy access to Downtown, Inglewood, and the Beltline—home to some of the city's best dining, shopping, cultural attractions, the new Central Library, and scenic river pathways.