



**GRASSROOTS**  
REALTY GROUP

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705, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2203974



**\$495,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 905
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass	Zoning:	DC
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** n/a

\*\*\*Brand new ultra competitive price and we are OPEN FOR ADMIRATION this Easter weekend! Take the time to stop by on Friday the 18th between 3:00pm - 6:00pm or Saturday the 19th between 1:30pm-4:30pm\*\*\* A fabulous slice of paradise in the heart of Beltline, close to everything! This luxurious two-bedroom, two-bath condo in the coveted Arriva building is the definition of chic living. With over 1,014 square feet of pure delight, this SW-facing suite is drenched in sunshine and boasts soaring 9-foot ceilings. Floor-to-ceiling windows provide jaw-dropping views of the city, Calgary Tower and Saddledome. Walk to concerts and events, Cowboys Casino and Studio Bell. Shopping nearby too! Whip up culinary masterpieces in the expansive kitchen, featuring sleek quartz counters, panelled fridge and dishwasher, and high-end Miele stainless steel appliances. The upgraded vinyl floors add a touch of elegance, making every inch of this space feel oh-so-inviting. The huge master suite is a dream, complete with a walk-through closet and a private ensuite that suggests "spa day!" And don't worry, your guests will feel right at home with a gleaming 3-piece bath just outside the guest room door. With a concierge at your service (keeping your food and parcel deliveries safe), a pet-friendly vibe, and a well-managed condo board, you'll be living your best life close to the Stampede grounds, public transit, delicious restaurants, and fabulous shopping. Perks include heated underground parking, bike storage room and a storage locker for the extras. Turnover at Arriva is low, so you know you've found something special!