



GRASSROOTS
REALTY GROUP

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1203, 433 11 Avenue SE
Calgary, Alberta

MLS # A2212709



\$624,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,240 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,065
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

MS. neat and tidy lives here! Ready to move in! This spectacular 2 bed, 2 full bath , best location and floor plan with floor to ceiling windows, in ARRIVA , southeast exposure of both rivers and mountains awaits you. Central air conditioning, 24 hour security, This may be the best location now and in the future , with all amenities and more to come with the new arena , convention center, and future LRT station . Guest suites, courtyard with BBQ, Amenity room for larger entertainment functions, and 2 guest suites. Seeing is wanting at this extremely well priced home! Open house May 31 and June 1 from 1-4 PM