



GRASSROOTS
REALTY GROUP

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705, 433 11 Avenue SE
Calgary, Alberta

MLS # A2295882



\$425,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	2008 (18 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:	\$ 931
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass	Zoning:	DC (pre 1P2007)
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

Love where you live! Your sweet spot in Victoria Park, where Beltline energy meets elevated lock-and-leave living. Just steps from Calgary's brand-new event centre (opening Fall 2027), this sophisticated 1,026 sq. ft. SW-facing two-bed, two-bath suite in the iconic Arriva tower is drenched in natural light with soaring 9-ft ceilings and floor-to-ceiling windows framing sweeping views of the skyline, Calgary Tower, and Saddledome. The expansive kitchen impresses with sleek quartz counters, panelled fridge and dishwasher, and premium Miele appliances, complemented by vinyl plank flooring throughout. The king-sized primary suite features a generous walk-through closet and private ensuite, while the second bedroom sits beside a full 3-piece bath for ideal guest comfort. Enjoy the convenience of a full-service concierge & security station, a pet-friendly community, and well-managed board with very low turnover, plus unbeatable walkability to the Stampede grounds, Studio Bell, Cowboys Casino, transit, restaurants, cafes, and shopping. Heated underground parking, bike storage, and a separate storage locker complete the package. Urban living doesn't get better than this. Book your viewing today. We can't wait to show you around!