



GRASSROOTS
REALTY GROUP

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503, 433 11 Avenue SE
Calgary, Alberta

MLS # A2307863



\$479,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,254 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,113
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: n/a

PRICE REDUCED! Welcome to Arriva, high rise living at it's best in Victoria Park! This incredible 2 bedroom 2 bath unit on the Southeast corner of the 5th floor boasts an open concept design; featuring brand new hardwood flooring throughout living/dining room and bedrooms. With floor-to-ceiling, wall to wall windows this bright and spacious unit features top quality kitchen with high end Miele appliances including gas cooktop built-in oven, full-height contemporary Snaidero cabinets, quartz counters & tile floors. Large primary bedroom with walk-in closet, private ensuite with soaker tub & separate shower quartz counters and tile floors. The South-facing 2nd bedroom has a good sized walk-in closet & is next to the 2nd full bath. Insuite laundry & storage room, large covered glass railing balcony with gas bbq line, titled underground parking (P-4 #38) and additional assigned storage (P-4 #150) complete the package. Amenities include the 4th floor terrace & meeting room, 3 elevators, air conditioning, guest suites & 24hour on-site concierge. Stampede Park is right at your doorstep, walking distance to LRT & the National Music Centre, the Central Library and short walk to downtown. With new hardwood flooring and freshly painted this is an even greater value for this 2 bedroom 2 bath condo in the prestigious Arriva tower.