



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1901, 433 11 Avenue SE
Calgary, Alberta

MLS # A2324652



\$630,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,371 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,241
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)

Inclusions: Built In Desk and Murphy Bed in 2nd Bedroom

Experience elevated urban living in this exceptional corner residence on the 19th floor of the iconic Arriva Tower. Offering 1,370 sq. ft. of refined living space, this beautifully designed home features 2 bedrooms, 2 full bathrooms, and floor to ceiling windows framing sweeping city views from every angle. The open concept layout blends contemporary style with everyday comfort. A chef inspired kitchen anchors the home, showcasing custom cabinetry, quartz countertops, premium Miele appliances, and an expansive island, ideal for both casual dining and entertaining. The adjoining living and dining areas provide an elegant backdrop for hosting or unwinding while enjoying the dramatic skyline. The primary retreat offers a generous walk-in closet and a beautifully renovated spa-inspired ensuite featuring dual vanities and a custom-built steam shower. The versatile second bedroom includes a custom built in murphy bed and office cabinetry—perfect for guests, remote work, or both—and offers convenient access to the second full bathroom with a soaker tub and separate shower. Additional highlights include in-suite laundry, a spacious foyer, ample in-suite storage, central air conditioning, two parking stalls (tandem), and a separate storage locker. Arriva stands as one of Calgary’s premier luxury condominium communities, offering 24 hour concierge service, two guest suites, an owners’ lounge, and a rooftop garden. This pet friendly building is ideally positioned just steps from Stampede Park, the Saddledome and new Arena, the BMO Centre, Central Library, and some of downtown’s best restaurants, cafés, shopping, and entertainment. Combining luxury, convenience, and a truly maintenance free lifestyle, this remarkable residence offers an unparalleled opportunity to enjoy downtown living at its finest. Don't miss

your chance to call this exceptional property home.