



GRASSROOTS
REALTY GROUP

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3001, 433 11 Avenue SE
Calgary, Alberta

MLS # A2329679



\$1,290,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,607 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 2,217
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

****OPENHOUSE SUNDAY, SEPT 20, 2:00 pm to 4:00 pm **** Wake up to floor-to-ceiling windows framing an ever-changing downtown Calgary skyline. This 2,600+ sq ft executive sanctuary was built for those who expect more from every square foot. Start your morning with a workout in the third bedroom, currently set up as a private home gym but equally suited as a home office or guest bedroom, then unwind over breakfast at the leathered granite counter, perfectly placed to soak in the city view. This suite is a masterclass in effortless entertaining. As the sun sets, the soft trickle of a custom stone waterfall sets the tone while you choose a bottle from your full-size, dual-zone wine fridge. Whether you're mixing cocktails at the leathered granite dry bar or plating a meal with the suite's high-end appliance package, the layout moves with you — open, elegant, and made for hosting. Two oversized primary suites, each with its own private ensuite, offer rare dual-primary privacy, headlined by a 5-piece spa-inspired retreat in the main suite. Add the flexible third bedroom, and this home adapts effortlessly — gym today, office tomorrow, guest room whenever you need it. When it's time to step out, your private elevator drops you straight into the energy of the Beltline, right in the heart of Calgary's new Entertainment District — moments from the Flames' new arena, Stampede Park, and the river pathway system. Life at the Arriva means true turnkey luxury: 24-hour security and concierge, a rooftop garden, owner's lounge, guest suites, central A/C, and thoughtful updates including a new washer and ventless dryer.