



GRASSROOTS
REALTY GROUP

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803, 433 11 Avenue SE
Calgary, Alberta

MLS # A2337695



\$574,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,250 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,149
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Experience elevated downtown living from this stunning 8th-floor residence in the iconic Arriva Tower. Spanning 1250 sq. ft., this bright and airy corner unit offers 2 bedrooms, 2 bathrooms, and uninterrupted SE-facing views through floor-to-ceiling windows, capturing the morning light and showcasing sweeping vistas across the city skyline and Bow River valley. The desirable orientation creates an incredible sense of privacy and tranquility, while the ever-changing views provide a beautiful backdrop from morning through evening. The contemporary kitchen is truly a showpiece, featuring a full luxury appliance package, gas cooktop, sleek cabinetry, and an expansive island that anchors the open-concept layout and creates the perfect setting for everyday living or entertaining. Stunning tile and hardwood flooring flow throughout the main living spaces, adding warmth, elegance, and sophistication against the home's modern design. The spacious living and dining areas are thoughtfully positioned to take full advantage of the panoramic views, offering an inviting space to entertain guests or simply unwind while taking in the scenery. The primary bedroom is a private retreat, complete with a walk-in closet, 3-piece spa-like ensuite with a separate glass-door shower. A generous second bedroom and full bathroom provide excellent flexibility for guests, a home office, or additional living space. This exceptional home also includes two titled underground parking stalls, one of which is a handicapped stall, an assigned storage locker, central air conditioning, and high-speed elevators providing quick, convenient, and private access to your residence. Renowned for its luxury living and exceptional service, Arriva Tower offers a full-time concierge who also accepts parcel deliveries, adding an extra layer of convenience to everyday living. Additional building amenities include 24-hour

security, two guest suites, an owner's lounge and event room, plus a beautifully maintained fourth-floor courtyard terrace complete with a BBQ area for outdoor relaxation and entertaining. Ideally located in the vibrant Beltline, you're just steps from the Stampede Grounds, future Event Centre, C-Train access, and an incredible selection of Calgary's best restaurants, entertainment, and downtown amenities.