

1506, 433 11 Avenue SE  
Calgary, Alberta

MLS # A2228646



## \$545,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,193 sq.ft.                       | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                         |                   |                 |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                               | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                          | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                       | <b>Condo Fee:</b> | \$ 1,029        |
| <b>Basement:</b>   | -                                                                                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                                | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Welcome to Arriva — where refined urban living meets one of Calgary’s most exciting new developments. Located in the heart of the Beltline, this expansive 1193 sq. ft. corner unit offers 2 bedrooms, 2 bathrooms, titled underground parking, and stunning skyline views. Situated directly beside the future Calgary Event Centre, this is a rare opportunity to live next to the city’s most anticipated entertainment district. Step into an open-concept layout with soaring 9’ ceilings, central air conditioning, and approximately 19 feet of floor-to-ceiling windows that frame panoramic views from the Calgary Tower to East Village. Enjoy summer evenings on your private balcony, complete with a gas line for BBQs. The kitchen is a chef’s dream, featuring a premium Miele appliance package, including a 5-burner gas cooktop, stone countertops, a large peninsula island, and a spacious pantry. A generously sized dining area flows seamlessly into the bright and airy living space — perfect for entertaining. The primary bedroom retreat includes its own private balcony, a custom walkthrough closet, and a spa-inspired 4-piece ensuite with separate glass shower and deep soaker tub. The second bedroom also offers a custom walkthrough closet with direct access to a cheater ensuite — ideal for guests or a home office. Additional features include a titled underground parking stall, an assigned storage locker, and access to Arriva’s premium amenities — including full-time concierge/security, an elegant lobby and premium social room with a beautiful outdoor patio. This is downtown living at its finest, with unbeatable access to transit, dining, entertainment, the Stampede Grounds, and the upcoming arena.