



433 11 Avenue Calgary Alberta

\$575,000

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. (id:6769)

Living room 13.83 Ft x 11.67 Ft

Kitchen 16.17 Ft x 14.33 Ft

Dining room 14.33 Ft x 8.83 Ft

Den 11.92 Ft x 6.83 Ft

Laundry room 5.67 Ft x 5.25 Ft

Other 10.83 Ft x 8.08 Ft

Other 10.50 Ft x 7.33 Ft

Foyer 8.08 Ft x 5.50 Ft

Other 8.00 Ft x 7.58 Ft

Other 6.83 Ft x 3.33 Ft

Primary Bedroom 15.42 Ft x 10.67 Ft

Bedroom 12.33 Ft x 11.08 Ft

4pc Bathroom 7.92 Ft x 7.75 Ft

4pc Bathroom 10.67 Ft x 6.33 Ft

Listing Presented By:



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