

\$369,000 - 401, 530 3 Street Se, Calgary

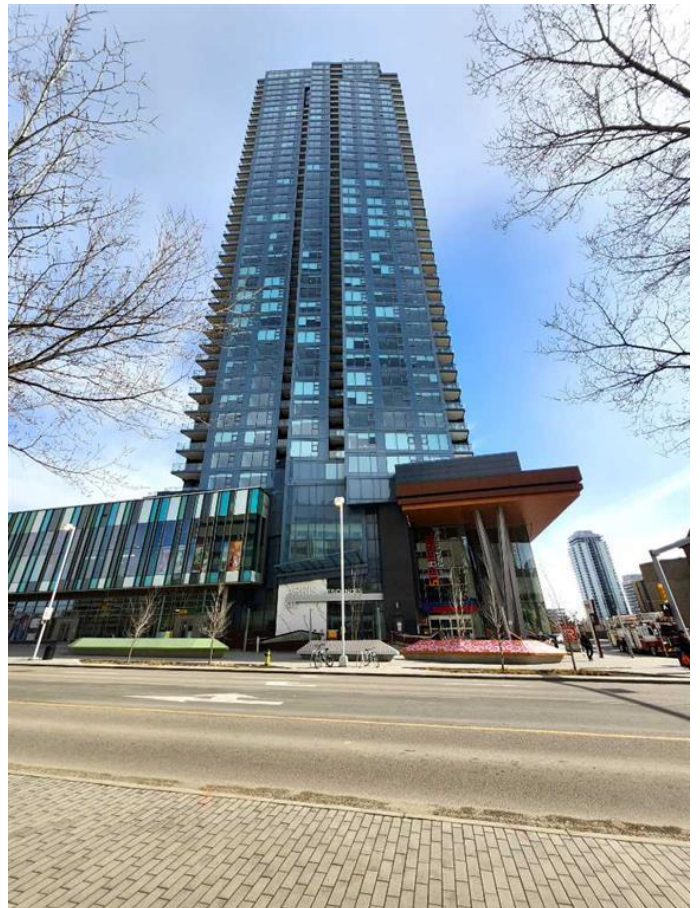
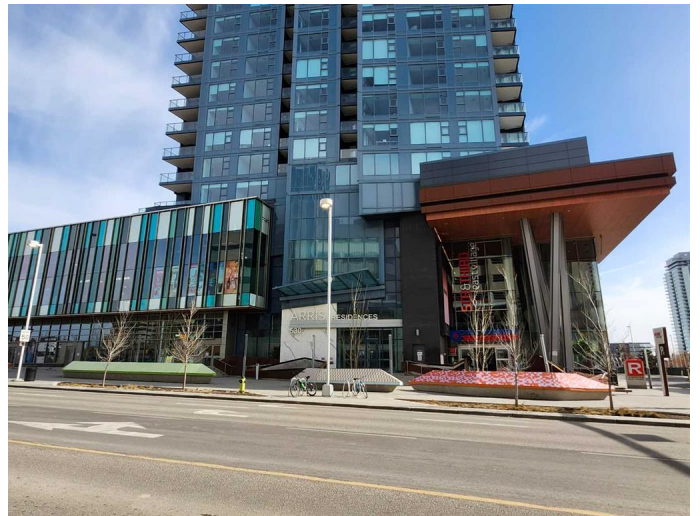
MLS® #A2199301

\$369,000

1 Bedroom, 1.00 Bathroom, 632 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience the pinnacle of urban living in the dynamic East Village! This stylish one-bedroom, one-bathroom + den condo at Arris Residences features a sleek contemporary design with high-end finishes and floor-to-ceiling windows in the living room, seamlessly blending elegance and comfort. Step into this brand-new home and be welcomed by an abundance of natural light streaming through expansive west-facing windows, highlighting the open-concept layout. Take in breathtaking city skyline views, perfect for both relaxation and entertaining. The contemporary kitchen is a dream for any home chef, featuring elegant cabinetry, soft-close drawers, quartz countertops, top-of-the-line stainless steel appliances, and plenty of counter space for culinary or unwinding after a long day. The open flow from the kitchen to the living area makes it perfect for hosting guests work or leisure. The spacious bedroom provides a tranquil retreat with generous closet space for all your storage needs, while the bathroom includes luxurious in-floor heating. Need extra space for creations. The versatile den offers the flexibility solution for a home office, reading area, or creative studio. This unit comes with a secured underground parking stall and oversized storage locker. Elevate your lifestyle with access to premium amenities, including a fitness center, indoor pool, steam room, sauna, hot tub, lounge and meeting rooms, bike room with maintenance rack, an outdoor terrace-all with concierge



service and overnight security. With shopping, dining, and entertainment just steps away, everything you need is at your doorstep. Don't miss this opportunity to be part of the vibrant East Village community. Book your viewing today and embrace city living at its best!

Built in 2024

Essential Information

MLS® #	A2199301
Price	\$369,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2L8

Amenities

Amenities	Elevator(s), Fitness Center, Park, Picnic Area, Visitor Parking, Dog Run, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Underground, Assigned

Interior

Interior Features Kitchen Island, No Animal H
Quartz Counters
Appliances Dishwasher, Gas Stove, Mi
Window Coverings
Heating Forced Air
Cooling Central Air
of Stories 41

Exterior

Exterior Features Balcony
Construction Concrete, Metal Siding



Additional Information

Date Listed March 7th, 2025
Days on Market 29
Zoning DC

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.