\$409,000 - 1407, 530 3 Street Se, Calgary

MLS® #A2184610

\$409,000

1 Bedroom, 1.00 Bathroom, 633 sqft Residential on 0.14 Acres

Downtown East Village, Calgary, Alberta

PRICE REDUCED TO HELP YOU MOVE INTO YOUR DREAM HOME!!!! SOUTH FACING BALCONY!!! GREAT INVESTMENT!!!! GREAT ASSET!!!! Welcome to this RARE, INCREDIBLE opportunity to own your very own property at Arris Residences, where Downtown meets East Village! This 1 Bedroom 1 Den and a full Size Bathroom is something to look forward to! Also Marketed as "Calgary's most energized urban location", beside Riverwalk, and St. Patrick's Island, here, you will find the perfect mix of outdoor living, coupled with the comfort of a luxurious condo lifestyle. The first thing you will notice when arriving at the property is the abundance of unparalleled convenience, rising above a commercial development anchored by major retailers such as the Real Canadian Superstore, Winners, and a number of other essentials. Upon entering your suite. You will ALSO appreciate the sleekness of the contemporary interior design, including clean quartz countertops, deep-basin stainless-steel undermount sinks, a premium European appliance package, and floor-to-ceiling vertically extended windows. The impressive on-site amenities include a private pool, sauna, and hot tub, a commercial-grade fitness facility with yoga room, and a pet-friendly terrace/greenspace (with a dog run!). Have more than a few people to entertain? Host your next get-together in the private dining room, equipped with a chef-inspired kitchen, complete with two dining







tables, and ample seating for 20 people. Wind down at the end of a busy day by enjoying unobstructed South-facing views from your private balcony, or from the lush outdoor terrace, overlooking Calgary's downtown skyline. A secure underground parking and a storage locker are included. Please feel free to check out the attached builder's marketing package for even more information on this superior development, and don't hesitate to book your private showing! Everyone is welcome:)

Built in 2024

Essential Information

MLS® # A2184610 Price \$409,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 633

Acres 0.14

Year Built 2024

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

Community Information

Address 1407, 530 3 Street Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 2L8

Amenities

Amenities Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room,

Sauna, Spa/Hot Tub, Visitor Parking

Parking Spaces 1

Parking In Garage Electric Vehicle Charging Station(s), Heated Garage,

Parkade, Underground

Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Gas

Cooktop

Heating Forced Air Cooling Central Air

of Stories 41

Exterior

Exterior Features Dog Run

Construction Concrete, Metal Siding

Additional Information

Date Listed January 1st, 2025

Days on Market 93

Zoning TND

Listing Details

Listing Office eXp Realty

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