

# \$575,000 - 1406, 530 3 Street Se, Calgary

MLS® #A2201883

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

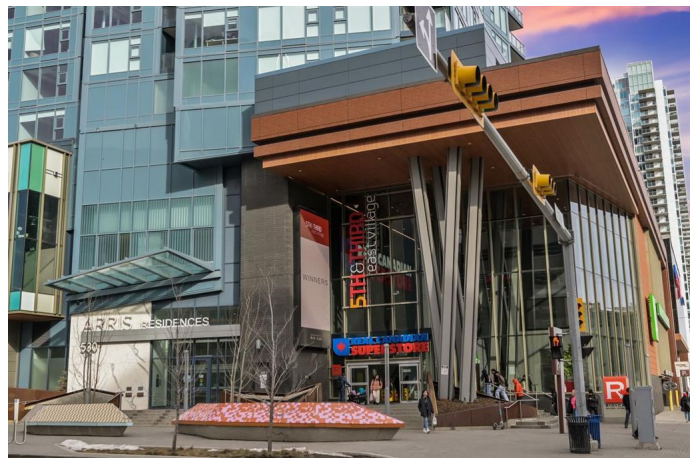
Picture this: You wake up to the soft glow of sunrise, the city stretching out before you through floor-to-ceiling windows. You make a coffee in your sleek, modern kitchen and sip it as you watch the city slowly come to life from your 14th story view. This isn't just a home—it's a front-row seat to Calgary's most exciting transformation.

Step outside and the city is yours. Stroll along the river pathways, grab a latte from your favourite community coffee shop. Or maybe you want to start the day with a sweat, hit the commercial-quality gym or yoga studio right in your building. Maybe you start your day with a swim in the indoor pool, followed by a steam in the sauna—because why not?

By evening, your home becomes the perfect backdrop for entertaining. Fire up the BBQ on the rooftop patio, sip cocktails under the city lights, or unwind in the hot tub after a long day. If you don't feel like cooking, some of Calgary's best restaurants and bars are just steps away.

And the best part? Everything you need is at your doorstep! With direct elevator access to the commercial levels of your building you don't even need to brave the cold Calgary winters the next time you run out of bread or wine.

This 2-bed, 2-bath condo in Arris Residences



isnâ€™t just about where you live, itâ€™s about how you live. Walk to work, walk to the upcoming arena, and walk to the best the city has to offer.

This isnâ€™t just a condo. Itâ€™s a lifestyle. And itâ€™s waiting for you.

Built in 2024

**Essential Information**

MLS® #	A2201883
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1406, 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, Spa/Hot Tub, Storage, Visitor Parking, Bicycle Storage, Clubhouse, Dog Run, Sauna
Parking Spaces	1
Parking	Underground
Has Pool	Yes

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	41

## Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

## Additional Information

Date Listed	March 13th, 2025
Days on Market	34
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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