

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

MLS® #A2184610

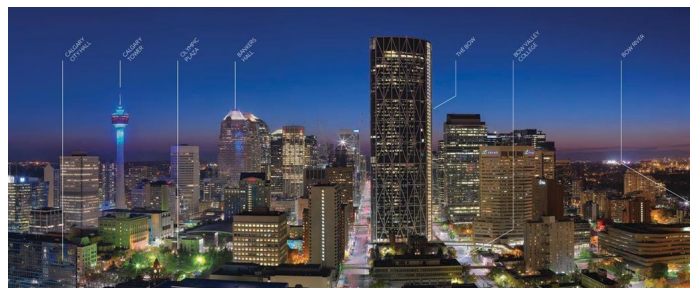
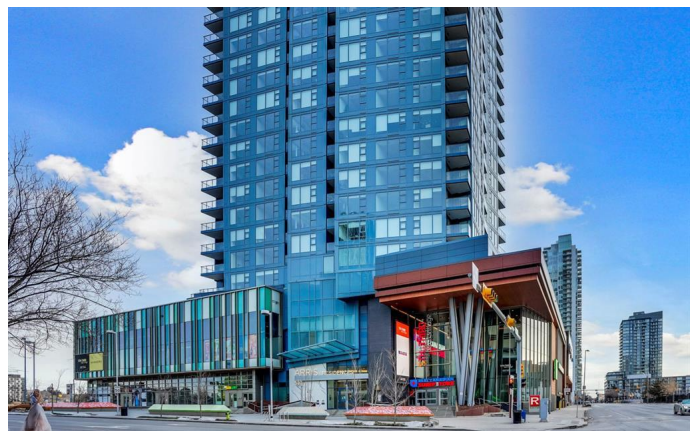
**\$409,000**

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
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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	109
Zoning	TND

### **Listing Details**

Listing Office	eXp Realty
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