

# \$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

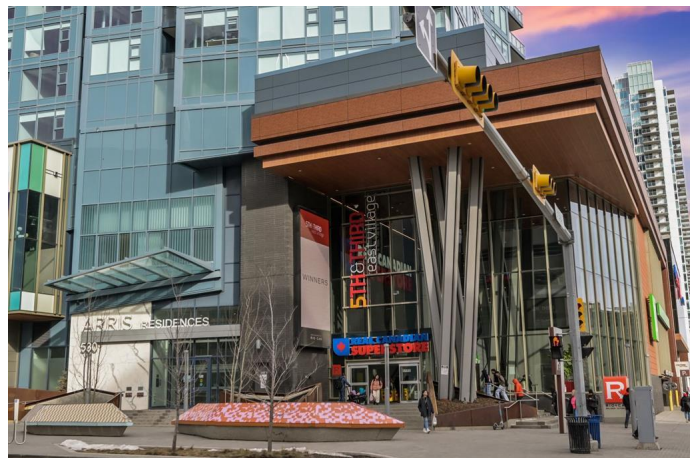
Picture this: You wake up to the soft glow of sunrise, the city stretching out before you through floor-to-ceiling windows. You make a coffee in your sleek, modern kitchen and sip it as you watch the city slowly come to life from your 14th story view. This isn't just a home—it's a front-row seat to Calgary's 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 | 37               |
| Zoning         | DC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.