# \$395,000 - 3507, 530 3 Street Se, Calgary

MLS® #A2261234

## \$395,000

1 Bedroom, 1.00 Bathroom, 649 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

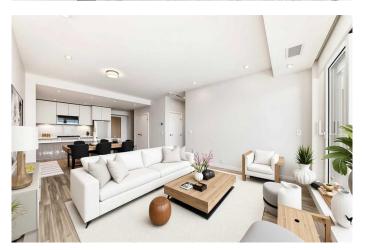
Welcome to Arris Residences! This bright and open 1 bedroom, 1 bathroom + Den home presents an open layout featuring wide-plank luxury vinyl flooring throughout, high ceilings & plenty of natural light, showcasing a generous living and dining area and has excellent access to the large south-facing balcony. The kitchen is open to the living area & is tastefully finished with quartz counter tops, eating bar, lots of storage space & premium European appliances.

The primary bedroom has large windows and ample closet space. The well-appointed 3-piece bathroom is filled with high end finishes and a functional deep tub/shower. Additional features include full size in-suite laundry, one assigned underground parking stall (EV options available) & an assigned storage locker.

Within the building, the modern structure houses a wealth of amenities centered around 'Club Arris,' offering an impressive 25,000 sq. ft. of both indoor and outdoor facilities. Enjoy our state-of-the-art fitness center equipped with spin, weight, yoga, and TRX options, featuring top-of-the-line fitness equipment that rivals any gym. The four-season indoor heated pool, complete with a hot tub, sauna, and steam room, provides an unparalleled relaxation experience. The social lounge, private dining area, video conferencing rooms, and the lush outdoor terrace serve as the







ultimate VIP social spaces, expanding your living area and enhancing your social connections.

These executive-style residences sit atop a sprawling podium of essential services, including the new urban-format Real Canadian Superstore, ensuring all your needs are met right at your doorstep. - This is a brand new home so future GST credits would be applicable for first time buyers.

Built in 2024

### **Essential Information**

MLS® # A2261234 Price \$395,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 649
Acres 0.00
Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3507, 530 3 Street Se Subdivision Downtown East Village

1

City Calgary
County Calgary
Province Alberta
Postal Code T2G0G7

#### **Amenities**

Amenities Fitness Center, Playground, Visitor Parking, Indoor Pool, Party Room,

Sauna, Spa/Hot Tub

Parking Spaces

Parking Stall, Underground, Private Electric Vehicle Charging Station(s)

#### Interior

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

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air Cooling Central Air

# of Stories 41

#### **Exterior**

Exterior Features Playground

Construction Concrete, Aluminum Siding

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 14
Zoning DC

# **Listing Details**

Listing Office City Homes Realty

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