

# \$425,000 - 3507, 530 3 Street Se, Calgary

MLS® #A2232777

**\$425,000**

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® #	A2232777
Price	\$425,000
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
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0G7

**Amenities**

Amenities	Fitness Center, Indoor Pool, Playground, Visitor Parking, Party Room, Sauna, Spa/Hot Tub
Parking Spaces	1

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

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	Central Air
# of Stories	41

## Exterior

Exterior Features	Playground
Construction	Aluminum Siding, Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	81
Zoning	DC

## Listing Details

Listing Office	City Homes Realty
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