

\$429,900 - 3101, 530 3 Street Se, Calgary

MLS® #A2135755

\$429,900

1 Bedroom, 1.00 Bathroom, 653 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Unbelievable views from the 31st level in this 1 bedroom +Den home in the amenity-rich Arris Residences. This modern and sophisticated unit has it all – quality craftsmanship, a plethora of natural light, central air conditioning and a thoughtful floor plan perfectly situated to showcase those unforgettable city and river views.

Culinary adventures are inspired in the gorgeous gourmet kitchen equipped with a premium European appliance package, featuring quartz countertops, a gas stove, and a built-in refrigerator. The dining area centres the open concept space with plenty of casually elegant space for meals and entertaining. Loaded with distinctive details and modern conveniences, including USB smart plugs, atmospheric lighting and more, your home is designed for maximum comfort.

Nestled amongst floor to ceiling windows the living room is truly a phenomenal retreat for basking in infinite city views. Enjoy morning coffees and evening barbeques on the balcony or simply unwind with the city lights and stampede fireworks as the breathtaking backdrop. Wake up each day with those spectacular views from the indulgent primary bedroom that also boasts a luxurious ensuite with dual vanities and an oversized shower.

In-suite laundry and underground parking add to your convenience. Residents enjoy the



SUITE B3
1 BEDROOM + DEN + 1 BATH
701 SF



Dimensions, sizes, specifications, features and materials are approximate only and subject to change without notice. © 2024.

added benefits of 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 outstanding home in a perfect location lets you embrace a maintenance-free urban lifestyle at its finest!

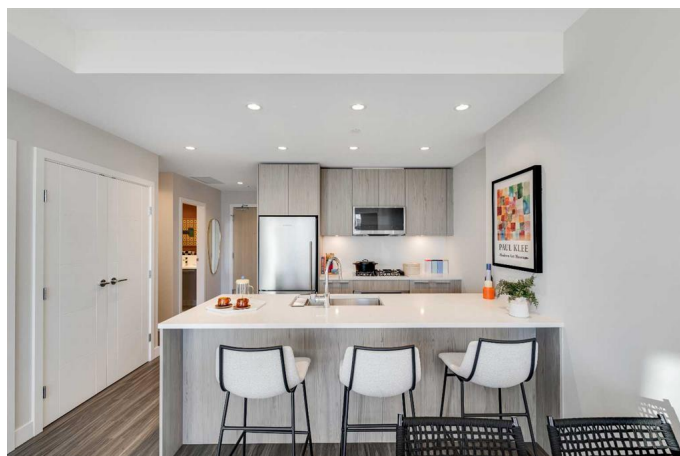
Built in 2024

Essential Information

MLS® #	A2135755
Price	\$429,900
Sold Price	\$422,400
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	653
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address 3101, 530 3 Street Se
Subdivision Downtown East Village
City Calgary
County Calgary
Province Alberta
Postal Code T2G0G7



Amenities

Amenities Bicycle Storage, Dog Run, Other, Parking, Party Room, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking

Parking Spaces 1

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

Interior

Interior Features Quartz Counters, Recreation Facilities, See Remarks, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings

Heating Central, Natural Gas

Cooling Central Air

of Stories 41

Exterior

Exterior Features Courtyard, Dog Run, Fire Pit, Outdoor Grill

Roof Concrete

Construction Concrete, Metal Frame

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2024

Date Sold June 28th, 2024

Days on Market 31

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office City Homes Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.