

# \$499,900 - 1303, 530 3 Street Se, Calgary

MLS® #A2194591

**\$499,900**

2 Bedroom, 2.00 Bathroom, 885 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience the epitome of urban luxury living at Arris Residences! Immerse yourself in a world of unparalleled convenience, sophisticated comfort, and top-tier amenities. Set your sights high as you journey through this magnificent building, where a pristine 2-bedroom, 2-bathroom unit, with a sprawling balcony awaits, offering breathtaking river views.

As you step through the entrance, a welcoming foyer ushers you in, providing easy access to your front closet and in-suite laundry. Moving into the expansive main living area, you're greeted by floor-to-ceiling windows that reveal a panoramic spectacle. The open-concept layout seamlessly merges the kitchen, dining, and living spaces, all adorned with premium finishes, including abundant pot lights and wide plank flooring.

The gourmet kitchen is graced with a high-end European appliance package, featuring a built-in 30" Blomberg stainless steel refrigerator and a Fulgor Milano stainless steel 5-burner gas cooktop and wall oven. Quartz countertops, sleek soft-close cabinetry, and an expansive kitchen island with a built-in dishwasher and microwave create an inviting space for gatherings. The dining area accommodates a generous table, while the living area beckons for relaxation as you take in the captivating river and city views.



The primary bedroom boasts ample space and a generously sized closet. Mornings are a delight in the 4-piece ensuite, which features double sinks, vanity drawers, and a spacious step-in shower enclosed by a glass door. The second bedroom, currently used as an office, offers versatility, and serves as an ideal workspace or guest retreat. To top it all off, this unit includes an underground parking stall and a storage locker. EV parking options available.

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. \*\* PHOTOS ARE FROM A PREVIOUS SHOWSUITE\*\*

Built in 2024

### **Essential Information**

MLS® #	A2194591
Price	\$499,900
Bedrooms	2
Bathrooms	2.00

Full Baths 2  
Square Footage 885  
Acres 0.00  
Year Built 2024  
Type Residential  
Sub-Type Apartment  
Style High-Rise (5+)  
Status Active



### Community Information

Address 1303, 530 3 Street Se  
Subdivision Downtown East Village  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2G0G7

### Amenities

Amenities Bicycle Storage, Dog Run, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking  
Parking Spaces 1  
Parking Private Electric Vehicle Charging Station(s), Underground, Secured

### Interior

Interior Features Quartz Counters, See Remarks  
Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Central, Natural Gas  
Cooling Central Air  
# of Stories 41

### Exterior

Exterior Features Other  
Construction Concrete, Metal Frame

### Additional Information

Date Listed February 13th, 2025  
Days on Market 52  
Zoning DC

## 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 MLSÂ®, Multiple Listing ServiceÂ® 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.