

**1407, 530 3 Street SE**  
**Calgary, Alberta**

**MLS # A2216825**



**\$409,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Underground		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this virtually brand-new 1-bedroom + den condo in the prestigious Arris Residences, located in the heart of East Village—one of Calgary’s most vibrant and evolving downtown neighbourhoods. This south-facing unit offers 650 sq. ft. of intelligently designed living space and features: • Floor-to-ceiling windows that fill the space with natural light • A private balcony with unobstructed city skyline views • Central air conditioning for year-round comfort • A modern kitchen with quartz countertops, premium stainless steel appliances, and sleek cabinetry The multi-functional den is perfect for a home office, reading nook, or guest space. Luxury building amenities include: • 24/7 concierge service • Indoor swimming pool, hot tub, and sauna • Fully equipped fitness centre and yoga studio • Pet-friendly outdoor courtyard • Secure bike storage with maintenance station • Private dining room with a chef’s kitchen—ideal for hosting gatherings Additional perks: • Heated underground parking • Spacious storage locker • On-site car wash bay • Direct indoor access to Superstore, TD Bank, and Winners • Steps from the C-Train, Central Library, Studio Bell, and Calgary’s downtown core This move-in-ready unit combines modern luxury, unmatched convenience, and panoramic city views, making it an ideal opportunity for professionals, investors, or anyone seeking a refined urban lifestyle. Competitively priced—schedule your private showing today!