

\$699,900 - 2608, 530 3 Street Se, Calgary

MLS® #A2218839

\$699,900

2 Bedroom, 2.00 Bathroom, 1,163 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience the pinnacle of modern elegance in this expansive suite, in the Premium building Arris Residences. From this SW corner suite, you'll be mesmerized by unparalleled city, mountain and river views. Inside, an open living space awaits, graced with floor-to-ceiling windows that flood the room with natural light and offer breathtaking vista views at every turn. The generously sized living and dining areas seamlessly meld with the gourmet kitchen, featuring exquisite quartz countertops, a welcoming island with a breakfast bar, custom cabinetry, and a suite of full-size stainless-steel appliances including a gas cooktop. It's a culinary haven perfect for hosting and entertaining. The primary bedroom is a genuine sanctuary, boasting a spacious walk-in closet and a spa-inspired four-piece ensuite with dual sinks and an oversized glass-enclosed shower. An additional well-appointed second bedroom and a four-piece bathroom off the foyer ensure comfort and convenience for guests. For those in need of a private workspace or den, a secluded office provides a tranquil setting for productivity. This exceptional residence also includes a private balcony, central air conditioning, full size in-suite laundry, a tandem parking space, and a designated storage locker. Arris is a community that mirrors your lifestyle and values, offering an urban experience brimming with amenities like no other. Enjoy access to an indoor pool, hot tub, steam and sauna rooms, premium fitness



facilities, and social spaces. Additionally, you have direct access to over 170,000 square feet of essential services, including the new urban-format Real Canadian Superstore and various lifestyle retailers, all conveniently located within the building itself.

Built in 2024

Essential Information

MLS® #	A2218839
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2608, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G2L8

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Visitor Parking, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Stall, Underground, Tandem

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
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Appliances	Dishwasher, Gas Range, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	41



Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	City Homes Realty
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