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

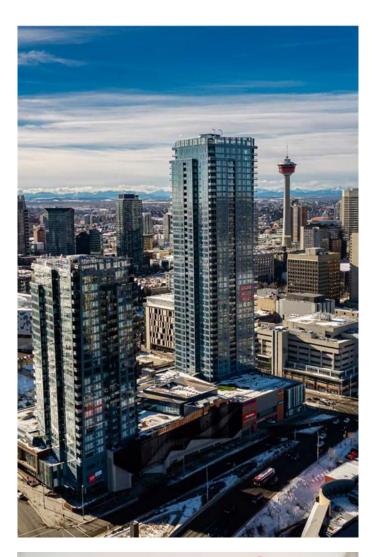
MLS® #A2218839

\$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 fover 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

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

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

