

# \$395,000 - 1407, 530 3 Street Se, Calgary

MLS® #A2225598

**\$395,000**

1 Bedroom, 1.00 Bathroom, 633 sqft

Residential on 0.14 Acres

Downtown East Village, Calgary, Alberta

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 neighborhoods.

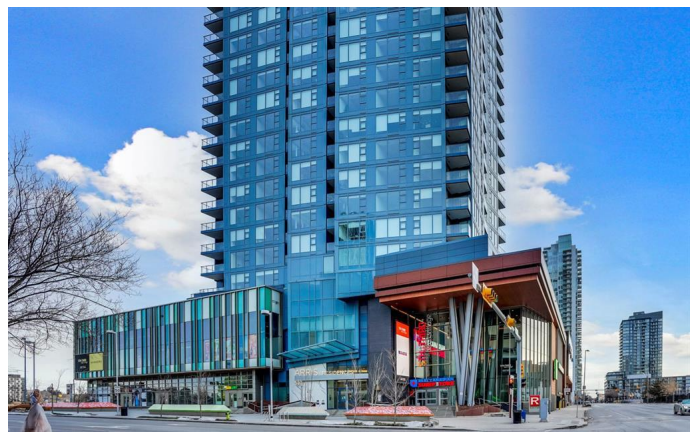
This south-facing unit offers 650 sq. ft. of intelligently designed living space and features:

- 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!

Built in 2024

**Essential Information**

MLS® #	A2225598
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	633
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1407, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 2L8

### Amenities

Amenities Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Visitor Parking, Sauna, Spa/Hot Tub

Parking Spaces 1

Parking Heated Garage, Parkade, Underground, In Garage Electric Vehicle Charging Station(s)

### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Gas Cooktop

Heating Forced Air

Cooling Central Air

# of Stories 41

### Exterior

Exterior Features Dog Run

Construction Concrete, Metal Siding

### Additional Information

Date Listed May 28th, 2025

Days on Market 21

Zoning TND

### Listing Details

Listing Office eXp Realty

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