



THE
A-TEAM

**RE/MAX
FIRST**

530 3 Street #3106, Calgary T2H2L8

MLS® #: **A2135760**

Area: **Downtown East
Village**

Listing Date: **05/28/24**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,013**
Low Sqft:
Ttl Sqft: **1,013**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Aluminum Siding ,Concrete**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Gas Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 13`10"	4pc Ensuite bath	Main	4`11" x 10`11"
Kitchen	Main	13`5" x 13`9"	Dining Room	Main	10`4" x 9`9"
Living Room	Main	20`0" x 11`8"	Bedroom	Main	11`5" x 9`5"
4pc Bathroom	Main	8`4" x 4`11"	Entrance	Main	5`4" x 9`6"

Legal/Tax/Financial

Condo Fee: \$733	Title: Fee Simple Fee Freq: Monthly	Zoning: DC
Legal Desc:	2410669	Remarks

Pub Rmks: **Discover unparalleled luxury living in the heart of East Village with this exquisite two-bedroom, two-bathroom condo. Situated on the coveted southeast corner, this residence offers a haven of sophistication and style, boasting panoramic views and abundant natural light throughout. Step into an expansive open-concept floor plan designed to maximize space and comfort, where high-end finishes and meticulous attention to detail elevate every corner. The living area is bathed in sunlight streaming through walls of windows, creating a warm and inviting ambiance for relaxation or entertaining guests. Prepare to be dazzled by the gourmet kitchen, equipped with top-of-the-line appliances, custom cabinetry, and quartz countertops. Whether you're whipping up a quick meal or hosting a lavish dinner party, this culinary haven is sure to impress even the most discerning chefs. Retreat to the luxurious primary suite, featuring a serene sanctuary adorned with expansive windows offering breathtaking views of the city skyline. Pamper yourself in the spa-like ensuite bathroom, complete with a sleek soaking tub, walk-in shower, and designer fixtures. The second bedroom provides versatility and comfort, ideal for guests, a home office, or a cozy retreat. With a second full bathroom nearby, convenience and privacy are seamlessly woven into the fabric of everyday living. Indulge in resort-style amenities, including a state-of-the-art fitness center, rooftop terrace, and community lounge, where you can unwind and socialize with neighbors and friends. Experience the epitome of urban living in East Village, where an array of dining, shopping, and entertainment options await just steps from your doorstep. Don't miss your chance to own this extraordinary residence and make your mark on Calgary's dynamic skyline. Schedule your private showing today and prepare to be captivated by the unparalleled beauty and elegance of this exceptional condo.**

Inclusions: **n/a**
Property Listed By: **City Homes Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







