



THE
A-TEAM

**RE/MAX
FIRST**

530 3 Street #3108, Calgary T2G0G7

MLS® #: **A2135766**

Area: **Downtown East
Village**

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

List Price: **\$749,900**

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: **1,152**
Low Sqft:
Ttl Sqft: **1,152**

DOM

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Tandem,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11' 0" x 11' 5"	Bedroom - Primary	Main	11' 11" x 14' 11"
4pc Bathroom	Main	8' 0" x 4' 11"	Entrance	Main	6' 2" x 9' 8"
Den	Main	8' 5" x 8' 5"	Bedroom	Main	12' 11" x 11' 3"
4pc Ensuite bath	Main	8' 10" x 8' 4"	Kitchen	Main	9' 0" x 14' 6"

Legal/Tax/Financial

Condo Fee: \$825	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc:	2410668	Remarks
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Pub Rmks: **Experience the pinnacle of modern elegance in this expansive suite, in the Premium building Arris Residences. From this lofty vantage point, you'll be mesmerized by unparalleled city 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, parking space(EV options available), 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.**

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











