



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 3 Street #3301, Calgary T2G0G7**

MLS®#: **A2149777**

Area: **Downtown East  
Village**

Listing **07/16/24**

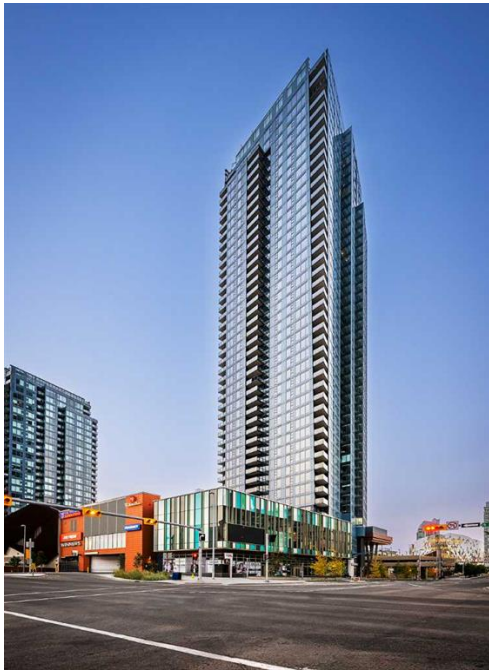
List Price: **\$433,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **653**  
Low Sqft:  
Ttl Sqft: **653**

DOM

**62**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Private Electric Vehicle Charging Station(s),Underground**

Utilities and Features

Roof: **Concrete**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Courtyard,Dog Run,Fire Pit,Outdoor Grill**

Construction:

**Concrete,Metal Frame**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Quartz Counters,Recreation Facilities,See Remarks,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 12`0"	Dining Room	Main	11`11" x 7`0"
Kitchen	Main	12`8" x 9`0"	Bedroom - Primary	Main	9`7" x 13`0"
4pc Bathroom	Main	8`6" x 4`10"	Den	Main	7`6" x 5`3"
Laundry	Main	3`3" x 2`11"			

Legal/Tax/Financial

Condo Fee: <b>\$481</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC</b>
Legal Desc:	<b>2410668</b>	

Remarks

Pub Rmks:	<p><b>Unbelievable views from the 33rd level in this 1 bedroom +Den home in the amenity-rich Arris Residences. This modern and sophisticated unit has it all - quality craftsmanship, a plethora of natural light, central air conditioning and a thoughtful floor plan perfectly situated to showcase those unforgettable city and river views. Culinary adventures are inspired in the gorgeous gourmet kitchen equipped with a premium European appliance package, featuring quartz countertops, a gas stove, and a built-in refrigerator. The dining area centres the open concept space with plenty of casually elegant space for meals and entertaining. Loaded with distinctive details and modern conveniences, including USB smart plugs, atmospheric lighting and more, your home is designed for maximum comfort. Nestled amongst floor to ceiling windows the living room is truly a phenomenal retreat for basking in infinite city views. Enjoy morning coffees and evening barbeques on the balcony or simply unwind with the city lights and stampede fireworks as the breathtaking backdrop. Wake up each day with those spectacular views from the indulgent primary bedroom that also boasts a luxurious ensuite with dual vanities and an oversized shower. In-suite laundry and underground parking add to your convenience. Residents enjoy the added benefits of Club Arris - offering an impressive 25,000 sq. ft. of both indoor and outdoor facilities. Enjoy our state-of-the-art fitness center equipped with spin, weight, yoga, and TRX options, featuring top-of-the-line fitness equipment that rivals any gym. The four-season indoor heated pool, complete with a hot tub, sauna, and steam room, provides an unparalleled relaxation experience. The social lounge, private dining area, video conferencing rooms, and the lush outdoor terrace serve as the ultimate VIP social spaces, expanding your living area and enhancing your social connections. These executive-style residences sit atop a sprawling podium of essential services, including the new urban-format Real Canadian Superstore, ensuring all your needs are met right at your doorstep. This outstanding home in a perfect location lets you embrace a maintenance-free urban lifestyle at its finest!</b></p>
Inclusions:	n/a
Property Listed By:	<b>City Homes Realty</b>

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