

**530 3 Street #501, Calgary T2G2L8**

MLS® #: **A2164491** Area: **Downtown East Village** Listing Date: **09/10/24** List Price: **\$399,900**  
 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: **631**  
 Low Sqft:  
 Ttl Sqft: **631**

DOM

**9**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 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: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

| Room         | Level | Dimensions    | Room              | Level | Dimensions   |
|--------------|-------|---------------|-------------------|-------|--------------|
| Living Room  | Main  | 12`0" x 12`3" | Dining Room       | Main  | 7`6" x 12`0" |
| Kitchen      | Main  | 9`0" x 9`1"   | Bedroom - Primary | Main  | 10`4" x 9`7" |
| 4pc Bathroom | Main  | 4`10" x 8`6"  | Laundry           | Main  | 3`2" x 3`0"  |
| Den          | Main  | 5`2" x 7`6"   |                   |       |              |

Legal/Tax/Financial

Condo Fee: **\$481** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2410668**

Remarks

Pub Rmks: **Welcome to urban living at its finest in vibrant East Village community! This one-bedroom, one-bathroom + den condo in Arris Residences boasts contemporary design and luxurious finishes, offering the perfect blend of style and comfort. As you step into this brand-new residence, you're greeted by an abundance of natural light flooding in through large, west-facing windows, illuminating the open-concept living space. Enjoy breathtaking panoramic views of the city skyline, creating a captivating backdrop for both relaxation and entertainment. The modern kitchen is a chef's delight, featuring sleek cabinetry, premium stainless steel appliances, and ample counter space for culinary adventures. The seamless flow from the kitchen to the living area makes it ideal for hosting gatherings or simply unwinding after a busy day. The spacious bedroom offers a tranquil retreat, complete with generous closet space for all your storage needs. Need a home office or a cozy reading nook? The versatile den provides the perfect solution, allowing you to customize the space to suit your lifestyle. Indulge in the ultimate urban lifestyle with access to a host of amenities, including a fitness center, indoor pool, steam room and sauna, hot tub, social room, concierge and outdoor terrace space. With shopping, dining, and entertainment options just steps away, every convenience is within reach. Don't miss this opportunity to own a piece of the dynamic East Village community. Schedule your viewing today and experience city living at its finest!**

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**







