



THE
A-TEAM

**RE/MAX
FIRST**

530 3 Street #2402, Calgary T2G 2L8

MLS® #: **A2189576**

Area: **Downtown East
Village**

Listing Date: **01/22/25**

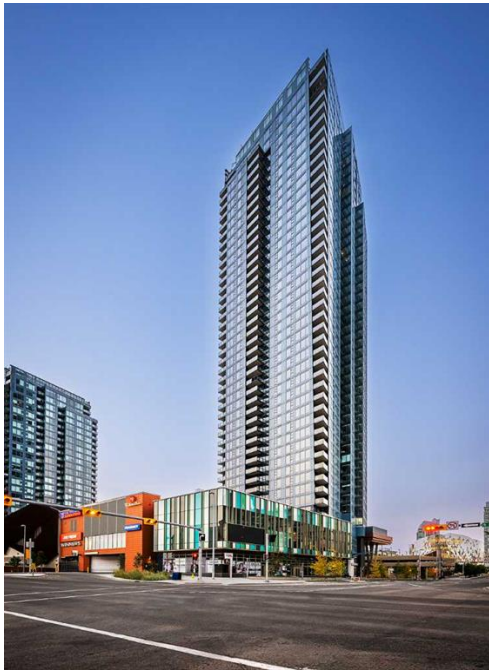
List Price: **\$649,900**

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: **1,223**

Low Sqft:

Ttl Sqft: **1,223**

DOM

46

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-High-Rise
(5+)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Private Electric Vehicle Charging Station(s), Tandem, Underground

Utilities and Features

Roof:

Heating: **Central, Natural Gas**

Sewer:

Ext Feat: **Dog Run, Other**

Construction:

Concrete, Metal Siding

Flooring:

Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings

Int Feat:

Quartz Counters, See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	3`3" x 3`2"
Den	Main	7`3" x 7`3"
Walk-In Closet	Main	8`4" x 4`10"
Kitchen	Main	9`2" x 12`11"
Living Room	Main	15`5" x 14`2"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"
Bedroom - Primary	Main	11`11" x 12`5"
4pc Ensuite bath	Main	8`10" x 7`7"
Dining Room	Main	13`1" x 9`10"
Bedroom	Main	11`4" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$848

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2010596**

Remarks

Pub Rmks: ****SEE THE VR TOUR TO VIEW THE SUITE** Experience the pinnacle of modern elegance in this expansive suite, perched on the 24th floor of 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 three-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 an oversized private balcony, central air conditioning, full size in-suite laundry, a tandem parking stall, 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

SUITE D3
2 BEDROOM - DEN - 2 BATH
1,276 SF

