



**GRASSROOTS**  
REALTY GROUP

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1407, 530 3 Street SE  
Calgary, Alberta

MLS # A2216825



**\$409,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Underground		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this virtually brand-new 1-bedroom + den condo in the prestigious Arris Residences, located in the heart of East Village—one of Calgary’s most vibrant and evolving downtown neighbourhoods. This south-facing unit offers 650 sq. ft. of intelligently designed living space and features: • Floor-to-ceiling windows that fill the space with natural light • A private balcony with unobstructed city skyline views • Central air conditioning for year-round comfort • A modern kitchen with quartz countertops, premium stainless steel appliances, and sleek cabinetry The multi-functional den is perfect for a home office, reading nook, or guest space. Luxury building amenities include: • 24/7 concierge service • Indoor swimming pool, hot tub, and sauna • Fully equipped fitness centre and yoga studio • Pet-friendly outdoor courtyard • Secure bike storage with maintenance station • Private dining room with a chef’s kitchen—ideal for hosting gatherings Additional perks: • Heated underground parking • Spacious storage locker • On-site car wash bay • Direct indoor access to Superstore, TD Bank, and Winners • Steps from the C-Train, Central Library, Studio Bell, and Calgary’s downtown core This move-in-ready unit combines modern luxury, unmatched convenience, and panoramic city views, making it an ideal opportunity for professionals, investors, or anyone seeking a refined urban lifestyle. Competitively priced—schedule your private showing today!