



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

404, 530 3 Street SE  
Calgary, Alberta

MLS # A2263208



**\$470,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,108 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Private Electric Vehicle Charging Station(s), Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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Calling all dog lovers!!! This is the one you’ve been waiting for. Overlooking the private residents’ dog park, this stunning 2-bed, 2 bath luxury condo in East Village offers a rare blend of sophistication and lifestyle. Perched on the 4th floor, the unit still has amazing views to the north! This 1,100+ sq. ft. residence is incredibly well built with high-end appliances (with longer than normal warranties!) and secondary fail systems on all water systems and a secondary fire safety system on the dryer for ultimate peace of mind. Indulge in resort-style amenities including a pool, hot tub, sauna, fitness centre, elegant common areas(perfect for date nights or group hangouts), and the exclusive dog park just steps from your balcony. Complete with a transferable new home warranty and offered as the best-priced 2 bed, 2-bath unit in the building, this home defines elevated urban living in one of Calgary’s most dynamic communities.