



GRASSROOTS
REALTY GROUP

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4104, 530 3rd Street SE
Calgary, Alberta

MLS # A2271902



\$1,998,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,654 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Covered, Double Garage Detached, Private Electric Vehicle Charging Station		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,191
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Perched high above the city on the 41st floor of The Arris West, this extraordinary 3-bedroom, 2-bathroom penthouse redefines modern luxury with over \$400,000 in bespoke upgrades, world-class amenities, and cinematic, unobstructed views stretching from the majestic Rocky Mountains to the sparkling Bow River and the glowing lights of the Calgary Tower & Saddledome. This is more than a home—it's an elevated lifestyle experience. From the moment you step inside, the grandeur is unmistakable. Floor-to-ceiling windows wrap the expansive open-concept living area, immersing you in panoramic vistas that shift beautifully from sunrise to sunset. Wide 12" oak plank flooring, a Lutron wireless lighting system, integrated Sonos audio, smart thermostats, and power blinds set a refined tone of modern comfort and control. The culinary experience here is nothing short of exceptional. The chef-inspired kitchen showcases quartz waterfall countertops, upgraded fixtures including a premium kitchen faucet and pot filler, and a lineup of elite appliances: 36" Sub-Zero fridge/freezer, Wolf gas cooktop, wall oven and built-in microwave. A rare butler's pantry—appointed with custom cabinetry, a wine fridge, and an additional built-in Miele coffee machine—elevates both function and sophistication. Host with ease around the oversized island or unwind beside the mesmerizing 80" water-vapour steam fireplace, with a 100" living-room TV creating a true theatre-like atmosphere. All bedrooms are generous in scale, enhanced with custom built-in closets, while the primary suite impresses with its spa-like ensuite featuring double sinks, vanity storage, and an oversized glass-enclosed shower. A well-designed foyer with front closets and full in-suite laundry completes the practical luxuries within. This penthouse also includes an exceedingly rare

oversized heated underground double garage with EV charger, plus a large private storage room—a prized convenience in downtown living. Residents enjoy access to Club Arris, a jaw-dropping 25,000 sq. ft. amenity haven featuring a four-season indoor pool, hot tub, dry and steam saunas, an unrivaled fitness centre (spin, weight, yoga, and TRX zones), a lush indoor/outdoor dog park, video-conference rooms, elegant lounges, a party room, and spectacular outdoor terraces with fire pits, barbecues, and even outdoor chess. All of this rests above the new urban-format Real Canadian Superstore—everyday convenience at your doorstep. Sophisticated, smart, and spectacular, this penthouse at The Arris West is a rare offering for those who demand the finest in luxury, lifestyle, and limitless views. Welcome to the pinnacle of urban living!