

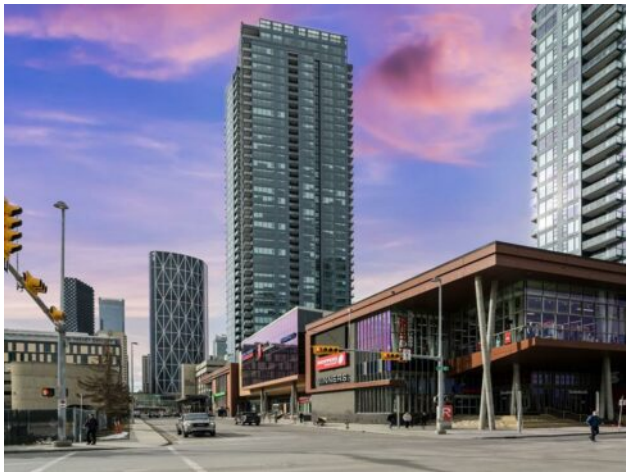


**GRASSROOTS**  
REALTY GROUP

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1406, 530 3 Street SE  
Calgary, Alberta

MLS # A2201883



**\$575,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 733
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Picture this: You wake up to the soft glow of sunrise, the city stretching out before you through floor-to-ceiling windows. You make a coffee in your sleek, modern kitchen and sip it as you watch the city slowly come to life from your 14th story view. This isn't just a home—it's a front-row seat to Calgary's most exciting transformation. Step outside and the city is yours. Stroll along the river pathways, grab a latte from your favourite community coffee shop. Or maybe you want to start the day with a sweat, hit the commercial-quality gym or yoga studio right in your building. Maybe you start your day with a swim in the indoor pool, followed by a steam in the sauna—because why not? By evening, your home becomes the perfect backdrop for entertaining. Fire up the BBQ on the rooftop patio, sip cocktails under the city lights, or unwind in the hot tub after a long day. If you don't feel like cooking, some of Calgary's best restaurants and bars are just steps away. And the best part? Everything you need is at your doorstep! With direct elevator access to the commercial levels of your building you don't even need to brave the cold Calgary winters the next time you run out of bread or wine. This 2-bed, 2-bath condo in Arris Residences isn't just about where you live, it's about how you live. Walk to work, walk to the upcoming arena, and walk to the best the city has to offer. This isn't just a condo. It's a lifestyle. And it's waiting for you.