

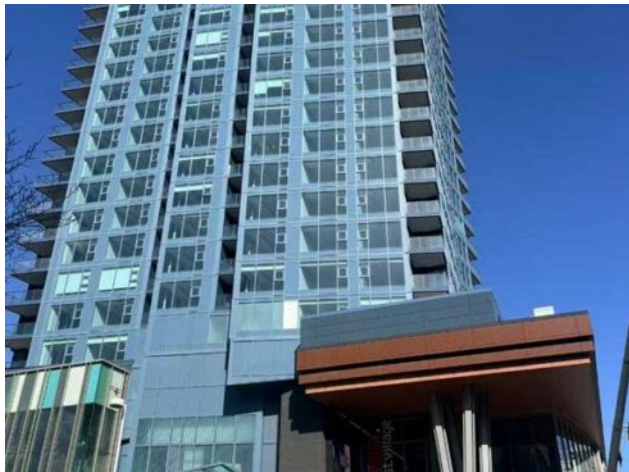


GRASSROOTS
REALTY GROUP

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2107, 530 3 Street SE
Calgary, Alberta

MLS # A2209399



\$409,000

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 651 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 481 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, No Animal Home, No Smoking Home | | |

Inclusions: None

Unbelievable views from the 21st level in this 1 bedroom +Den home in the amenity-rich Arris Residences. where Downtown meets East Village! SOUTH FACING BALCONY!,ROCKY MOUNTAIN AND RIVER RIGHT ,CALGARY TOWER, LIBRARY FROM YOUR LIVING ROOM. floor-to-ceiling windows in the living room, spacious balcony and large bedroom. Great appliance package with 5-range gas stove, smart LG microwave, Blomberg fridge and dishwasher, In-suite laundry and underground parking add to your convenience. The building features an Indoor Pool, Steam room and Sauna, a fully equipped Gym and a yoga room, Bike room with maintenance rack, In-property Deck and Dog Park, Lounge and meeting rooms, plus 24 hour supervision by concierge and overnight security. Direct access in the building with Superstores, TD Bank, Winners, steps to C-train, Central Library and city amenities. Call your realtor today to book your tour!