

# \$375,000 - 1407, 530 3 Street Se, Calgary

MLS® #A2248460

**\$375,000**

1 Bedroom, 1.00 Bathroom, 636 sqft

Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this virtually brand-new 1-bedroom plus den condo in the prestigious Arris Residences, ideally located in the heart of Calgary's vibrant East Village. This south-facing 1-bedroom + Den, 1-bathroom unit offers 635 sq. ft. of thoughtfully designed living space, featuring floor-to-ceiling windows that flood the interior with natural light and offer unobstructed views of the downtown skyline from your private balcony. The modern kitchen is outfitted with quartz countertops, premium stainless steel appliances, and sleek contemporary cabinetry, making it both stylish and functional. The versatile den provides the perfect space for a home office, guest area, or reading nook, while central air conditioning ensures year-round comfort. Residents of Arris enjoy access to a wide range of luxury amenities, including 24/7 concierge service, a fully equipped fitness centre, yoga studio, indoor swimming pool, hot tub, and sauna. The pet-friendly outdoor courtyard, secure bike storage with a maintenance station, and elegant private dining room with a chef's kitchen for hosting gatherings all contribute to an exceptional urban living experience. Additional features of this unit include heated underground parking, a spacious storage locker, and access to an on-site car wash bay. Convenience is truly at your doorstep with direct indoor access to Superstore, TD Bank, and Winners, and you're just steps from the C-Train, Central Library, Studio Bell, river pathways, and Calgary's downtown



core. Whether you're a professional seeking refined city living, an investor looking for a turnkey property, or someone ready to enjoy the best of downtown Calgary, this move-in-ready condo offers unmatched value, luxury, and location. (id:6289)

Built in 2024

Essential Information

Listing #	A2248460
Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Square Footage	636
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1407, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
Province	Alberta
Postal Code	T2G2L8

Amenities

Amenities	Park, Playground, Shopping, Exercise Centre, Swimming, Party Room, Recreation Centre, Sauna, Whirlpool
Features	No Animal Home, No Smoking Home, Sauna, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	41

**Exterior**

Exterior	Concrete, Metal
Construction	Poured concrete
Foundation	Poured Concrete

**Listing Details**

Listing Office      eXp Realty



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Listing information last updated on October 14th, 2025 at 10:31pm PDT