# \$460,000 - 404, 530 3 Street Se, Calgary

MLS® #A2263208

## \$460,000

2 Bedroom, 2.00 Bathroom, 1,108 sqft Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

Priced to sell! 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 then 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. (id:6289)



#### **Essential Information**

Listing # A2263208
Price \$460,000

Bedrooms 2
Bathrooms 2.00
Square Footage 1,108







Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 404, 530 3 Street Se Subdivision Downtown East Village

City Calgary
Province Alberta
Postal Code T2G2L8

### **Amenities**

Amenities Schools, Shopping, Exercise Centre, Swimming, Party Room,

Recreation Centre, Sauna, Whirlpool

Features Sauna, Parking

Parking Spaces 1

Parking Electric Vehicle Charging Station(s), Underground

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer,

Microwave, Hood Fan, Window Coverings

Heating Central heating

Cooling Central air conditioning

# of Stories 41

#### **Exterior**

Exterior Concrete

Construction Poured concrete, Steel frame

# **Listing Details**

Listing Office CIR Realty





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Listing information last updated on November 2nd, 2025 at 10:46am PST