

# \$409,000 - 1407, 530 3 Street Se, Calgary

MLS® #A2216825

**\$409,000**

1 Bedroom, 1.00 Bathroom, 633 sqft

Residential on 0.14 Acres

Downtown East Village, Calgary, Alberta

Welcome to this virtually brand-new 1-bedroom + den condo in the prestigious Arris Residences, located in the heart of East Village—one of Calgary’s most vibrant and evolving downtown neighbourhoods.

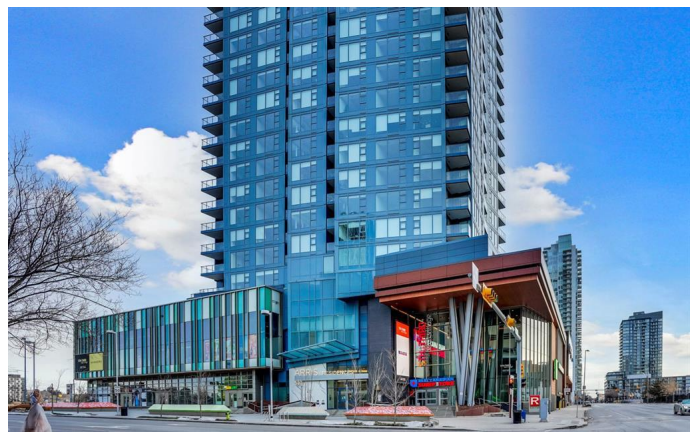
This south-facing unit offers 650 sq. ft. of intelligently designed living space and features:

- Floor-to-ceiling windows that fill the space with natural light
- A private balcony with unobstructed city skyline views
- Central air conditioning for year-round comfort
- A modern kitchen with quartz countertops, premium stainless steel appliances, and sleek cabinetry

The multi-functional den is perfect for a home office, reading nook, or guest space.

Luxury building amenities include:

- 24/7 concierge service
- Indoor swimming pool, hot tub, and sauna
- Fully equipped fitness centre and yoga studio
- Pet-friendly outdoor courtyard
- Secure bike storage with maintenance station
- Private dining room with a chef’s kitchen—ideal for hosting gatherings



Additional perks:

- Heated underground parking
- Spacious storage locker
- On-site car wash bay
- Direct indoor access to Superstore, TD Bank, and Winners
- Steps from the C-Train, Central Library, Studio Bell, and Calgary’s downtown core

This move-in-ready unit combines modern luxury, unmatched convenience, and panoramic city views, making it an ideal opportunity for professionals, investors, or anyone seeking a refined urban lifestyle.

Competitively priced—schedule your private showing today!

Built in 2024

**Essential Information**

MLS® #	A2216825
Price	\$409,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	633
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1407, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 2L8

### Amenities

Amenities Elevator(s), Fitness Center, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Visitor Parking, Indoor Pool

Parking Spaces 1

Parking Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Underground

### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling Central Air

# of Stories 41

### Exterior

Exterior Features Dog Run

Construction Concrete, Metal Siding

### Additional Information

Date Listed May 1st, 2025

Days on Market 1

Zoning TND

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.