

# \$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

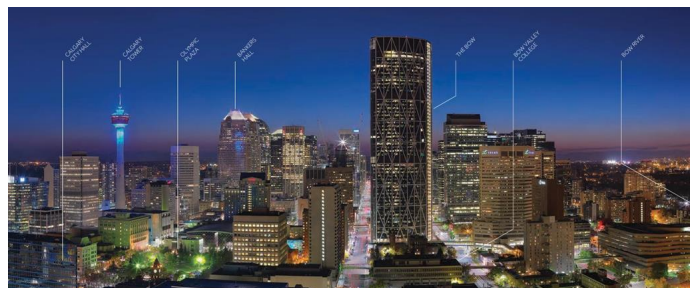
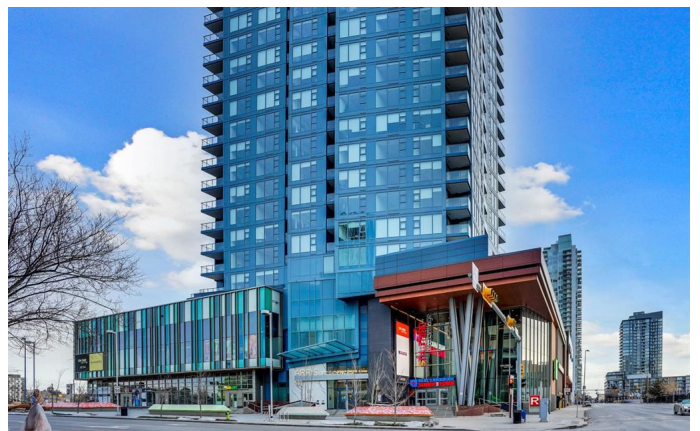
- Indoor swimming pool, hot tub, and sauna

- 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:
- â€¢ Heated underground parking
  - â€¢ Spacious storage locker
  - â€¢ On-site car wash bay
  - â€¢ Direct indoor access to Superstore, TD Bank, and Winners
  - â€¢ Steps from the C-Train, Central Library, Studio Bell, and Calgaryâ€™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 pricedâ€”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

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