

# \$649,900 - 2402, 530 3 Street Se, Calgary

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MLS® #A2189576

**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,223 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

**\*\*SEE THE VR TOUR TO VIEW THE SUITE\*\***

Experience the pinnacle of modern elegance in this expansive suite, perched on the 24th floor of Arris Residences.

From this lofty vantage point, you'll be mesmerized by unparalleled city and river views. Inside, an open living space awaits, graced with floor-to-ceiling windows that flood the room with natural light and offer breathtaking vista views at every turn.

The generously sized living and dining areas seamlessly meld with the gourmet kitchen, featuring exquisite quartz countertops, a welcoming island with a breakfast bar, custom cabinetry, and a suite of full-size stainless-steel appliances including a gas cooktop. It's a culinary haven perfect for hosting and entertaining.

The primary bedroom is a genuine sanctuary, boasting a spacious walk-in closet and a spa-inspired four-piece ensuite with dual sinks and an oversized glass-enclosed shower. An additional well-appointed second bedroom and a three-piece bathroom off the foyer ensure comfort and convenience for guests. For those in need of a private workspace or den, a secluded office provides a tranquil setting for productivity.

This exceptional residence also includes an oversized private balcony, central air



conditioning, full size in-suite laundry, a tandem parking stall, and a designated storage locker.

Arris is a community that mirrors your lifestyle and values, offering an urban experience brimming with amenities like no other. Enjoy access to an indoor pool, hot tub, steam and sauna rooms, premium fitness facilities, and social spaces. Additionally, you have direct access to over 170,000 square feet of essential services, including the new urban-format Real Canadian Superstore and various lifestyle retailers, all conveniently located within the building itself.

Built in 2024

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2189576       |
| Price          | \$649,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,223          |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

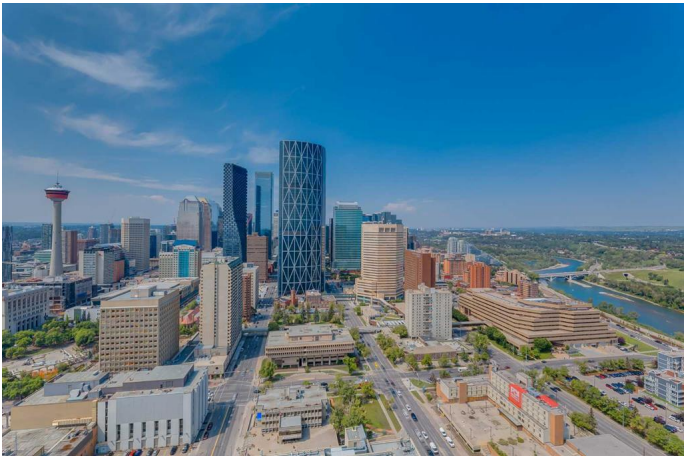
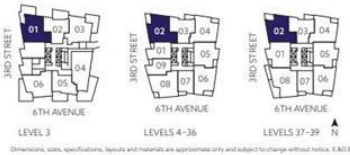
### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2402, 530 3 Street Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 2L8               |

### Amenities

### SUITE D3

2 BEDROOM · DEN · 2 BATH  
1,276 SF



|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Run, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Storage, Visitor Parking, Bicycle Storage, Parking, Secured Parking, Snow Removal |
| Parking Spaces | 2                                                                                                                                                                                     |
| Parking        | Underground, Private Electric Vehicle Charging Station(s), Tandem                                                                                                                     |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks                                                                   |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Oven-Built-In |
| Heating           | Central, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                    |
| # of Stories      | 41                                                                                             |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Dog Run, Other         |
| Construction      | Concrete, Metal Siding |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 88                 |
| Zoning         | DC                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | City Homes Realty |
|----------------|-------------------|

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