# \$478,000 - 1503, 530 3 Street Se, Calgary

MLS® #A2264903

# \$478,000

2 Bedroom, 2.00 Bathroom, 882 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

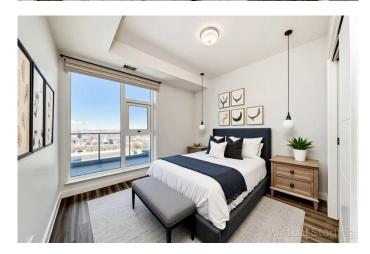
Experience the epitome of urban luxury living at Arris Residences! Immerse yourself in a world of unparalleled convenience, sophisticated comfort, and top-tier amenities. Set your sights high as you journey through this magnificent building, where a pristine 2-bedroom, 2-bathroom unit, with a sprawling balcony awaits, offering breathtaking river views.

As you step through the entrance, a welcoming foyer ushers you in, providing easy access to your front closet and in-suite laundry. Moving into the expansive main living area, you're greeted by floor-to-ceiling windows that reveal a panoramic spectacle. The open-concept layout seamlessly merges the kitchen, dining, and living spaces, all adorned with premium finishes, including abundant pot lights and wide plank flooring.

The gourmet kitchen is graced with a high-end European appliance package, featuring a built-in 30― Blomberg stainless steel refrigerator and a Fulgor Milano stainless steel 5-burner gas cooktop and wall oven. Quartz countertops, sleek soft-close cabinetry, and an expansive kitchen island with a built-in dishwasher and microwave create an inviting space for gatherings. The dining area accommodates a generous table, while the living area beckons for relaxation as you take in the captivating river and city views.







The primary bedroom boasts ample space and a generously sized closet. Mornings are a delight in the 4-piece ensuite, which features double sinks, vanity drawers, and a spacious step-in shower enclosed by a glass door. The second bedroom, currently used as an office, offers versatility, and serves as an ideal workspace or guest retreat. To top it all off, this unit includes an underground parking stall and a storage locker. EV parking options available.

Within the building, the modern structure houses a wealth of amenities centered around 'Club Arris,' offering an impressive 25,000 sq. ft. of both indoor and outdoor facilities. Enjoy our state-of-the-art fitness center equipped with spin, weight, yoga, and TRX options, featuring top-of-the-line fitness equipment that rivals any gym. The four-season indoor heated pool, complete with a hot tub, sauna, and steam room, provides an unparalleled relaxation experience. The social lounge, private dining area, video conferencing rooms, and the lush outdoor terrace serve as the ultimate VIP social spaces, expanding your living area and enhancing your social connections.

These executive-style residences sit atop a sprawling podium of essential services, including the new urban-format Real Canadian Superstore, ensuring all your needs are met right at your doorstep. \*\* Some photos are virtually staged\*\* FIRST TIME HOME BUYERS QUALIFY FOR GST REBATE.

Built in 2024

## **Essential Information**

MLS® # A2264903 Price \$478,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 882

Acres 0.00

Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1503, 530 3 Street Se

Subdivision Downtown East Village

City Calgary

County Calgary

Province Alberta

Postal Code T2G2L8

## **Amenities**

Amenities Snow Removal, Visitor Parking, Bicycle Storage, Dog Run, Elevator(s),

Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna,

Secured Parking, Spa/Hot Tub, Storage

Parking Spaces 1

Parking Underground, Private Electric Vehicle Charging Station(s), Secured

#### Interior

Interior Features Quartz Counters, See Remarks

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Natural Gas, Central

Cooling Central Air

# of Stories 41

#### **Exterior**

Exterior Features Other

Construction Concrete, Metal Frame

### **Additional Information**

Date Listed October 17th, 2025

Days on Market 17

Zoning DC

# **Listing Details**

Listing Office City Homes Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.