

\$1,250,000 - 4003, 530 3 Street Se, Calgary

MLS® #A2221690

\$1,250,000

3 Bedroom, 3.00 Bathroom, 1,547 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Rarely offered 3 Bed 3 Bath
SUB-PENTHOUSE condominium in Arris
Residences of this caliber. This urban oasis on
the 40th floor on the North East corner has
unobstructed panoramic river views. The
contemporary interior design fuses style and
function, showcasing the spacious open
concept. The 9 foot ceilings provide large floor
to ceiling windows that create an inviting
atmosphere throughout the entire space with a
wash of light. The oversized balcony is an
extension of your living space, perfect for
summer soirees or private relaxation. A
beautiful kitchen with European stainless-steel
appliances; complete with a 30" Faber
Integrated hood fan cabinet and featuring a
premium undercounter Whirlpool wine fridge
(exclusive to penthouse homes). Complete
with quartz counters and backsplash, a sizable
island with exquisite cabinetry, as well as a
large walk-in pantry, all make this a delectable
kitchen fit for a chef. The palatial primary suite
has a spacious walk-in closet and spa-like
ensuite bathroom with soaker tub, glass
shower, tile floor and double vanities. This
home also features a second bedroom,
laundry with full size washer and dryer, and
ample storage closets. Central A/C, DOUBLE
underground PRIVATE PARKING GARAGE
with EV and storage locker complete the
package. 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. **Stagged photos are AI generated**

Built in 2024

Essential Information

MLS® #	A2221690
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4003, 530 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G2L8

Amenities

Amenities	Elevator(s), Fitness Center, Sauna, Visitor Parking, Indoor Pool, Party Room, Recreation Room, Spa/Hot Tub
Parking Spaces	2
Parking	Underground, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
# of Stories	41

Exterior

Exterior Features	Playground
Construction	Concrete, Metal Siding

Additional Information

Date Listed	May 18th, 2025
Days on Market	149
Zoning	DC

Listing Details

Listing Office	City Homes Realty
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