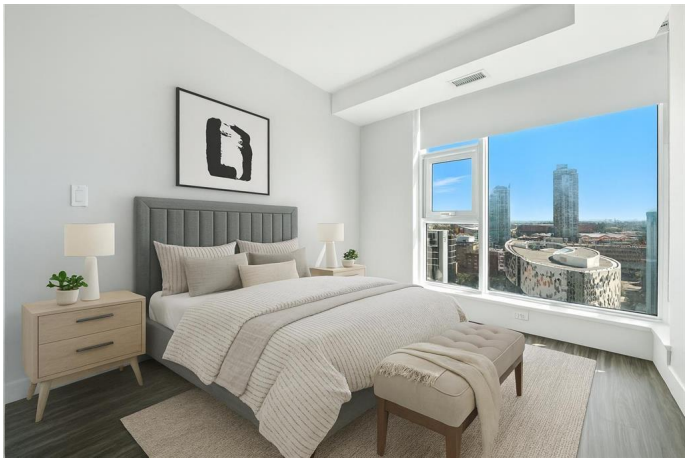
$375,000 - 1407, 530 3 Street Se, Calgary

MLS® #A2248460

$375,000
1 Bedroom, 1.00 Bathroom, 636 sqft
Residential on 0.00 Acres



Downtown East Village, Calgary, Alberta

Welcome to this virtually brand-new 1-bedroom plus den condo in the prestigious Arris Residences, ideally located in the heart of Calgaryâ€™s vibrant East Village. This south-facing 1-bedroom + Den, 1-bathroom unit offers 635 sq. ft. of thoughtfully designed living space, featuring floor-to-ceiling windows that flood the interior with natural light and offer unobstructed views of the downtown skyline from your private balcony. The modern kitchen is outfitted with quartz countertops, premium stainless steel appliances, and sleek contemporary cabinetry, making it both stylish and functional. The versatile den provides the perfect space for a home office, guest area, or reading nook, while central air conditioning ensures year-round comfort.

Residents of Arris enjoy access to a wide range of luxury amenities, including 24/7 concierge service, a fully equipped fitness centre, yoga studio, indoor swimming pool, hot tub, and sauna. The pet-friendly outdoor courtyard, secure bike storage with a maintenance station, and elegant private dining room with a chefâ€™s kitchen for hosting gatherings all contribute to an exceptional urban living experience. Additional features of this unit include heated underground parking, a spacious storage locker, and access to an on-site car wash bay. Convenience is truly at your doorstep with direct indoor access to Superstore, TD Bank, and Winners, and youâ€™re just steps from

the C-Train, Central Library, Studio Bell, river pathways, and Calgaryâ€™s downtown core.

Whether youâ€™re a professional seeking refined city living, an investor looking for a turnkey property, or someone ready to enjoy the best of downtown Calgary, this move-in-ready condo offers unmatched value, luxury, and location.

Built in 2024

Essential Information

MLS® #	A2248460
Price	$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	636
Acres	0.00
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), Visitor Parking, Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Stall, Underground, In Garage Electric Vehicle Charging Station(s), Parkade

# of Garages	1

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	41

Exterior

Exterior Features	Dog Run
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	81
Zoning	DC

Listing Details

Listing Office	eXp Realty

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