



1806, 530 3 Street SE
Calgary, Alberta

MLS # A2322741



\$599,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 734
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Welcome to this stunning southeast corner unit in the vibrant community of East Village, offering the perfect blend of comfort, style, and breathtaking views. This beautifully designed 2-bedroom, 2-bathroom condo is filled with natural light, thanks to expansive windows that showcase sweeping city, river, and mountain vistas. The open-concept layout features a modern kitchen complete with stainless steel appliances, ample cabinetry, and a functional design that flows seamlessly into the spacious living and dining areas—perfect for both everyday living and entertaining. Wake up to the warmth of the morning sun and enjoy bright, inviting spaces throughout the day. The thoughtfully designed floor plan offers privacy between bedrooms, including a generous primary suite with its own ensuite bath - with heated floors. Enjoy the convenience of having a grocery store attached to the building, along with an impressive array of amenities including concierge service, a fully equipped fitness centre with swimming pool, steam room, hot tub and sauna, social and dining rooms, an off-leash dog park, and an outdoor BBQ area—everything you need right at your doorstep. Whether you're relaxing indoors or taking in the panoramic views, this home delivers an exceptional urban lifestyle in one of Calgary's most sought-after neighbourhoods.