



**GRASSROOTS**

REALTY GROUP

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**3505, 530 3 Street SE  
Calgary, Alberta**

**MLS # A2324433**



**\$519,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 711
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

\*\*\*ASK ABOUT THE FIRST TIME BUYER TAX CREDIT\*\*\*This exquisite 2-bedroom, 2-bathroom, expansive home at ARRIS Residences offers a rare opportunity to own a slice of urban paradise. With a thoughtful layout and luxurious interior finishings, this home epitomizes modern urban living at its finest. One of the most exceptional features of this residence is the floor-to-ceiling windows that frame the entire living space. Natural light floods every room, creating an inviting ambiance throughout the day. For those who love to cook and entertain, the gourmet kitchen is a dream come true, equipped with a premium European appliance package, and an oversized pantry (which is exclusive to this suite + one other 2-bed in the building). Featuring quartz countertops, 5-burner gas stove, Blomberg refrigerator and a built-in microwave. The dining area centres the open concept space with plenty of casually elegant space for meals and entertaining. Loaded with distinctive details and modern conveniences, including USB smart plugs, atmospheric lighting and more, your home is designed for maximum comfort. This exceptional residence also includes a private balcony with unobstructed VIEWS of the river, central air conditioning, in-suite laundry, and a designated parking stall and storage locker. Option for private EV stall is available. 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.

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