



GRASSROOTS
REALTY GROUP

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2202, 530 3 Street SE
Calgary, Alberta

MLS # A2324655



\$650,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,170 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 848
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Welcome to elevated urban living in the vibrant community of East Village. Perched on the 22nd floor, this stunning 2-bedroom + den, 2-bathroom corner unit offers breathtaking panoramic views of the city skyline, Bow River, and Rocky Mountains—complete with unforgettable sunsets. Designed to impress, this bright and spacious home is flooded with natural light thanks to its expansive windows and desirable corner positioning. The well-appointed kitchen features modern finishes, ample cabinetry, and plenty of prep space, seamlessly flowing into the open-concept living and dining areas—perfect for both relaxing and entertaining. The thoughtfully designed layout includes two generous bedrooms, including a primary retreat with its own ensuite, as well as a versatile den ideal for a home office or additional storage. Enjoy the convenience of two parking stalls in a tandem configuration—offering flexibility and added value for urban living. Residents enjoy resort-style amenities, including a fully equipped gym, indoor pool, hot tub, steam room, and sauna. Additional features such as a dining room, social lounge, and dog run create a true sense of community and convenience. Located just steps from scenic river pathways, parks, and downtown amenities, with direct access to a grocery store, this home offers the perfect blend of lifestyle, luxury, and location. Experience the best of East Village living—this is one you won't want to miss.