



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1205, 530 3 Street SE**  
**Calgary, Alberta**

**MLS # A2325064**



**\$475,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Downtown East Village   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                  |
| <b>Size:</b>     | 1,002 sq.ft.  | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Off Street, Parkade, Private Electric Vehicle Charging Station |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 710 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Aluminum Siding , Concrete, Glass   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub |                   |        |

**Inclusions:** Wardrobes in Primary Walk in Closet.

Experience an elevated urban sanctuary where luxury isn't just a finish—it's a lifestyle. This exquisite 2-bedroom, 2-bathroom residence at Arris offers a rare opportunity to own a meticulously curated home that balances high-design aesthetics with unparalleled functional upgrades. From the moment you wake up to the glow of an East-facing sunrise over the Bow River, you'll realize this isn't just a home; it's your daily inspiration. The heart of this residence is a gourmet kitchen that stands in a league of its own. While other units settle for standard storage, this suite boasts an exclusive upgraded cabinet pantry and custom garbage pull-outs. Outfitted with a premium European appliance package, a 5-burner gas stove, and a professional garburator, this space is a chef's dream. The open-concept dining and living areas are framed by massive floor-to-ceiling windows, flooding the home with natural light and offering unobstructed, cinematic views of the river. True luxury is found in the details you can feel. This home features a full-unit water filtration system, ensuring delicious tap water and a spa-like experience for soft skin and healthy hair. The primary retreat has been reimagined with a fully customized walk-in closet, providing a boutique-style organization system that maximizes every inch. Modern conveniences abound, from central air conditioning and atmospheric lighting to the future-ready inclusion of a premium upgraded EV parking spot and a designated storage locker. Life at Arris means world-class amenities are an extension of your living room. Enjoy direct, weather-protected access to over 170,000 sq. ft. of essential services, including the urban-format Real Canadian Superstore, right within the building. Combine that with a heated indoor pool, hot tub, steam and sauna rooms, and a state-of-the-art fitness centre, and

you have the ultimate downtown lifestyle. This is more than a move&mdash;it&rsquo;s an arrival.