



GRASSROOTS
REALTY GROUP

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2106, 530 3 Street SE
Calgary, Alberta

MLS # A2343463



\$579,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 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:	\$ 711
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to elevated urban living in the heart of East Village! Perched on the 21st floor, this stunning southeast corner unit offers beautiful mountain views, abundant morning sunshine, and an impressive wall of floor-to-ceiling windows that fill the home with natural light. The thoughtfully designed 2-bedroom, 2-bathroom layout features an open-concept living space, creating an ideal setting for both everyday living and entertaining. The modern kitchen is equipped with sleek stainless steel appliances and flows seamlessly into the spacious dining and living areas, while the corner positioning provides added windows, light, and views throughout the home. Residents enjoy an exceptional collection of amenities, including a 24-hour fitness facility, concierge service, indoor pool, steam room, sauna, social room, and outdoor entertaining area complete with BBQs and an off-leash dog run. Located just one block from transit and with convenient grocery store access directly from the building, everything you need is right at your doorstep. With its spectacular views, incredible natural light, functional layout, and outstanding amenities, this is an exceptional opportunity to enjoy the best of downtown Calgary living. Some of the photos have been virtually staged**