

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

**MLS # A2288816**



**\$500,000**

<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:** CLOSET ORGANIZERS

Experience an elevated urban sanctuary where luxury isn't just a finish&mdash;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.