704 530 3 Street SE

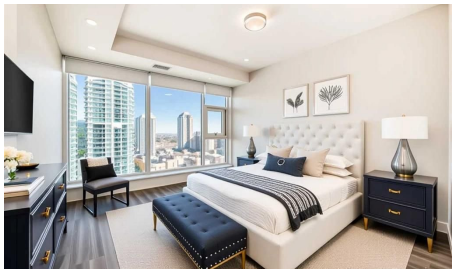
Calgary | Active | MLS® A2336740

$494,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**1,109 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by City Homes Realty

A closer look

Experience the epitome of urban luxury living at Arris Residences! Immerse yourself in a world of unparalleled convenience, sophisticated comfort, and top-tier amenities. Set your sights high as you journey through this magnificent building, where a pristine 2-bedroom, 2-bathroom CORNER unit, with a sprawling balcony awaits, offering breathtaking river views.

As you step through the entrance, a welcoming foyer ushers you in, providing easy access to your front closet and in-suite laundry. Moving into the expansive main living area, you're greeted by floor-to-ceiling windows that reveal a panoramic spectacle. The open-concept layout features large kitchen, dining, and living spaces, all adorned with premium finishes, including abundant pot lights and wide plank flooring.

The gourmet kitchen is graced with a high-end European appliance package, featuring a built-in 30” Blomberg stainless steel refrigerator and a Fulgor Milano stainless steel 5-burner gas cooktop and wall oven. Quartz countertops, sleek soft-close cabinetry, and an expansive kitchen island with a built-in dishwasher and microwave create an inviting space for gatherings. The dining area accommodates a generous table, while the living area beckons for relaxation as you take in the captivating river views.

The primary bedroom boasts ample space and a generously sized closet. Mornings are a delight in the 4-piece ensuite, which features double sinks, vanity drawers, and a spacious step-in shower enclosed by a glass door. The second bedroom offers versatility, and serves as an ideal workspace or guest retreat. To top it all off, this unit includes an underground parking stall and a storage locker.

Within the building, the modern structure houses a wealth of amenities centered around 'Club Arris,' offering an impressive 25,000 sq. ft. of both indoor and outdoor facilities. Enjoy our state-of-the-art fitness center equipped with spin, weight, yoga, and TRX options, featuring top-of-the-line fitness equipment that rivals any gym. The four-season indoor heated pool, complete with a hot tub, sauna, and steam room, provides an unparalleled relaxation experience. The social lounge, private dining area, video conferencing rooms, and the lush outdoor terrace serve as the ultimate VIP social spaces, expanding your living area and enhancing your social connections.

These executive-style residences sit atop a sprawling podium of essential services, including the new urban-format Real Canadian Superstore, ensuring all your needs are met right at your doorstep. ** Some Photos are virtually staged and from a previous show suite**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336740
Bedrooms	2

Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,109 sq. ft.
Condo Fee:	$802.66
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	7
Stories Total:	41
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2

Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2410668
Heating:	Central, Natural Gas
New Constr.:	Yes
Construction Material:	Concrete, Metal Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Arris Residences
Community:	Downtown East Village
Amenities:	Bicycle Storage, Dog Run, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 10'3" × 10'3" ·
Main Floor	Dining Room · 23'10" × 10'10" ·
Main Floor	Laundry · 4'11" × 4' ·
Main Floor	Living Room · 17'1" × 13'11" ·
Main Floor	Bedroom - Primary · 12'10" × 11'5" ·
Main Floor	Kitchen · 13'5" × 9' ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Walking/Bike Paths
Interior Features:	Quartz Counters, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/704-530-3-street-se-calgary-a2336740/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.