

# \$620,000 - 1506, 530 3 Street Se, Calgary

MLS® #A2194846

**\$620,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

An excellent opportunity to purchase in this brand new Executive complex well BELOW appraised value. An opportunity not to be missed. This beautifully appointed 2-bedroom, 2-bathroom suite offers an exceptional living experience with breathtaking views thanks to its huge east and south-facing walls of windows, perfect for watching sunrises and fireworks displays. Located right by our City's beautiful River Walk. Great to walk your dog in this Pet Friendly building or take advantage of the building's beautiful dog run! It is also easy walking distance to any downtown office. It combines the best of nature and urban living. The spacious, covered balcony is an ideal spot to relax or entertain while enjoying the surrounding beauty. Inside, every detail has been thoughtfully designed for comfort and style. The suite boasts wide-plank luxury vinyl flooring throughout, along with warm pot lighting that enhances the inviting atmosphere. Integrated USB plugs in the main bedroom and kitchen make modern living a breeze, while custom roller blinds on all windows offer both privacy and style. The kitchen is a standout, featuring high-end Stosa Italian cabinetry with soft-close doors, quartz countertops, undermount sinks, Grohe faucet and under-cabinet LED lighting highlight the thoughtful and luxurious design. Equipped with a European appliance package including stainless steel refrigerator, a Fulgor Milano stainless steel 5-burner gas cooktop, wall oven and built-in microwave and dishwasher. This



kitchen is perfect for both cooking and entertaining. The Master suite is wonderful with a luxurious ensuite including double sinks and long vanity and glassed-in shower with dual shower heads. The 2nd bedroom with large window is perfect as a guest retreat or home office. The building's amenities are second to none, offering a social lounge, private dining area with a chef-inspired kitchen, study and conference rooms, a huge, lush outdoor terrace, a fitness centre with over 30 state-of-the-art machines, as well as dedicated yoga, stretch, and cycle studio. For ultimate relaxation, enjoy the indoor pool, hot tub, sauna, and steam room, complemented by well-equipped change rooms. What a sense of community these spaces create! In-suite laundry, secure underground parking space and storage locker ensure convenience. There is a concierge on duty from 8am - 8 pm AND 24 hour Security personnel. Best of all, you have direct access to essential services, including grocery shopping, Shoppers Drug Mart, and Winners—all without having to step outside. This suite offers the perfect blend of luxurious urban living and convenience, located in the heart of the city.

Built in 2024

### **Essential Information**

MLS® #	A2194846
Price	\$620,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment

Style Apartment  
Status Active

### Community Information

Address 1506, 530 3 Street Se  
Subdivision Downtown East Village  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2G 2L8

### Amenities

Amenities Bicycle Storage, Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Clubhouse, Dog Run, Indoor Pool, Parking, Picnic Area, Park, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub  
Parking Spaces 1  
Parking Parkade, Stall, Underground, Guest, Leased  
# of Garages 1  
Has Pool Yes

### Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters  
Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Gas Cooktop, Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling Central Air  
# of Stories 41

### Exterior

Exterior Features Balcony, Courtyard  
Construction Concrete, Metal Siding

### Additional Information

Date Listed February 16th, 2025  
Days on Market 53  
Zoning DC

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.