



## 530 3 Street Calgary Alberta

\$620,000

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 buildings 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 k...

Living room 17.00 Ft x 15.08 Ft  
Kitchen 7.42 Ft x 21.42 Ft  
Dining room 16.33 Ft x 10.42 Ft  
Foyer 5.33 Ft x 9.50 Ft

Primary Bedroom 11.17 Ft x 14.25 Ft  
4pc Bathroom 5.58 Ft x 10.92 Ft  
Bedroom 11.50 Ft x 9.42 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



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