



530 3 Street Calgary Alberta

\$500,000

Experience an elevated urban sanctuary where luxury isn't just a finish--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 lif...

- Other 5.50 Ft x 6.75 Ft
- Laundry room 3.25 Ft x 5.00 Ft
- Kitchen 9.00 Ft x 15.42 Ft
- Living room/Dining room 13.50 Ft x 24.75 Ft
- Primary Bedroom 10.83 Ft x 11.50 Ft

- Bedroom 9.33 Ft x 10.75 Ft
- 4pc Bathroom 5.00 Ft x 8.00 Ft
- 4pc Bathroom 7.75 Ft x 8.67 Ft
- Other 5.50 Ft x 10.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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