

# \$470,000 - 404, 530 3 Street Se, Calgary

MLS® #A2263208

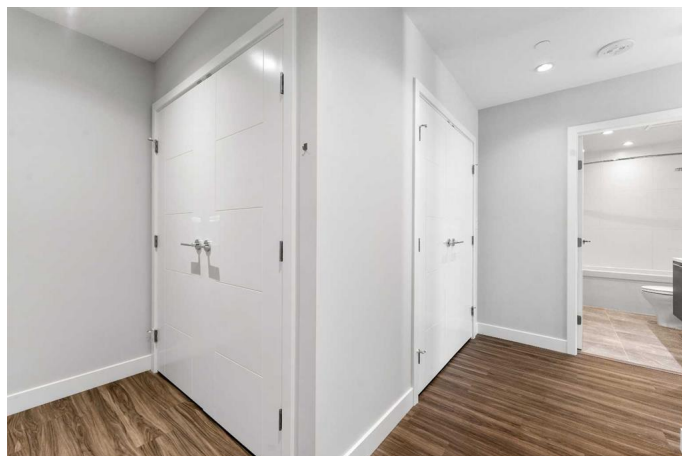
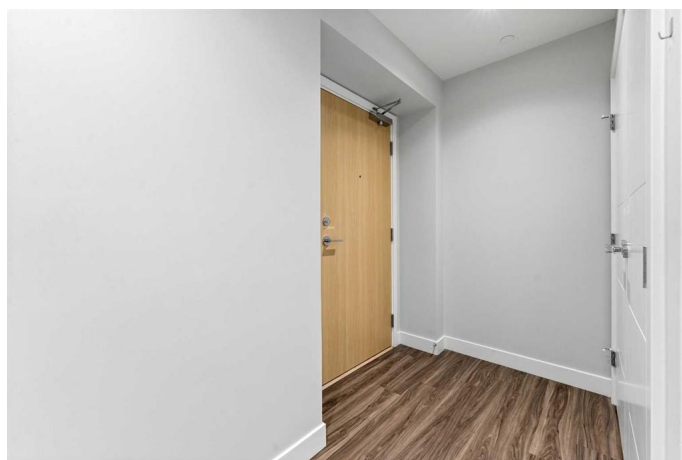
## \$470,000

2 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Calling all dog lovers!!! This is the one you've been waiting for. Overlooking the private residents' dog park, this stunning 2-bed, 2 bath luxury condo in East Village offers a rare blend of sophistication and lifestyle. Perched on the 4th floor, the unit still has amazing views to the north! This 1,100+ sq. ft. residence is incredibly well built with high-end appliances (with longer than normal warranties!) and secondary fail systems on all water systems and a secondary fire safety system on the dryer for ultimate peace of mind. Indulge in resort-style amenities including a pool, hot tub, sauna, fitness centre, elegant common areas(perfect for date nights or group hangouts), and the exclusive dog park just steps from your balcony. Complete with a transferable new home warranty and offered as the best-priced 2 bed, 2-bath unit in the building, this home defines elevated urban living in one of Calgary's most dynamic communities.

Built in 2024



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263208  |
| Price          | \$470,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,108     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2024              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 404, 530 3 Street Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G2L8                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Dog Park, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Private Electric Vehicle Charging Station(s), Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central  |
| Cooling           | Central Air  |
| # of Stories      | 41   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Construction      | Concrete, Metal Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | DC                |

### Listing Details

Listing Office

CIR Realty

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