

# \$460,000 - 404, 530 3 Street Se, Calgary

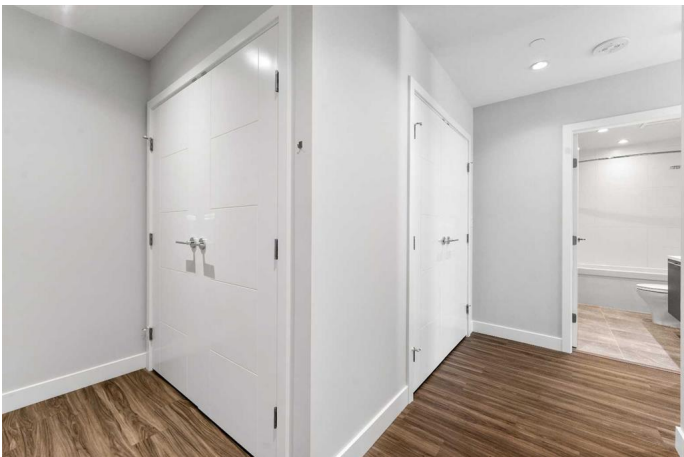
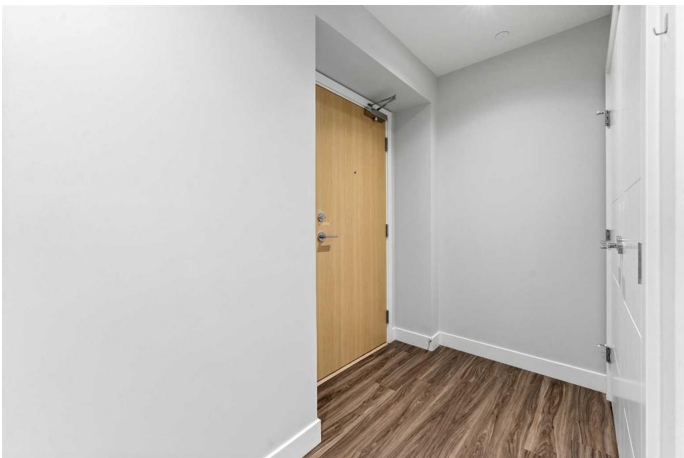
MLS® #A2263208

**\$460,000**

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

Downtown East Village, Calgary, Alberta

Priced to sell! Calling all dog lovers!!! This is the one youâ€™ve been waiting for. Overlooking the private residentsâ€™ 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 Calgaryâ€™s most dynamic communities.



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263208  |
| Price      | \$460,000 |
| 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        | Underground, Private Electric Vehicle Charging Station(s)                                                                                                                     |

### 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 | 15                |
| Zoning         | DC                |

Listing Details

Listing Office            CIR Realty

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