

913, 730 2 Avenue SW  
Calgary, Alberta

MLS # A2261031

**\$451,900**



<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Key Fob(s), Door Key(s)		

Elevate your lifestyle in this 9th floor residence at First & Park, Eau Claire's newest luxury condo. This 2 bedroom, 2 bathroom home offers sophisticated design and sweeping north-facing views, creating a calm retreat above the city. The open layout features a modern chef's kitchen with quartz countertops, integrated appliances, and stylish finishes, flowing seamlessly into a sun-filled living space framed by floor-to-ceiling windows. The primary suite is complete with a spa-inspired ensuite, while the second bedroom and full bath provide comfort for guests, family, or a home office. With titled underground parking and secure storage and building amenities including: upscale gym & yoga studio (outdoor space beside with gas bbq hook ups), party lounge, modern co-working space and concierge. Step outside and enjoy the best of Calgary's downtown — the Bow River pathways, Peace River Bridge, Prince's Island Park, and vibrant dining and shopping are just moments away. Perfect for professionals, downsizers, or those seeking a lock-and-leave lifestyle, this is urban living at its finest. Packages available for FURNISHED UNITS!