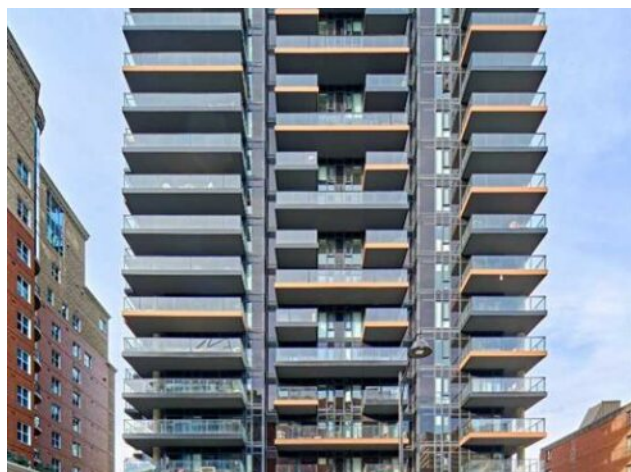


1201, 730 2 Avenue SW
Calgary, Alberta

MLS # A2275877



\$468,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Public Electric Vehicle Charging Station(s)		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Welcome to First & Park, Eau Claire's newest luxury boutique residence. This sophisticated 12th-floor two-bedroom home offers sweeping views of the Bow River, Peace Bridge, and Prince's Island Park, creating an exceptional inner-city living experience in one of Calgary's most coveted communities. The open-concept layout features 9-ft ceilings and floor-to-ceiling windows, a modern kitchen with Fulgor stainless steel appliances, a gas cooktop, and quartz counters and backsplash. The layout includes a spacious primary bedroom and a versatile second bedroom that can double as a den. A large river-facing balcony extends the living space and captures the best of Eau Claire's scenery. Optional titled underground parking is available for \$30,000. Residents enjoy premium amenities including concierge service, a fitness and yoga studio, an owners' lounge and meeting room, secure bike storage, and ample visitor parking. With Prince's Island Park, the river pathways, and downtown's shopping, dining, and entertainment just steps away, this home offers luxury, convenience, and immediate possession.