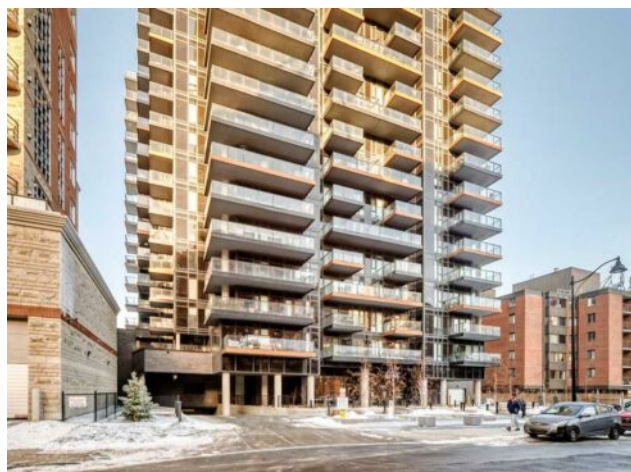


1012, 730 2 Street SW
Calgary, Alberta

MLS # A2276147



\$442,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Ceiling, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: na

As every other listing in this building says…executive luxury, boutique, desirable community…all wonderfully true! But boring. Here is what you don’t know. Designed by Toronto-based Graywood, First & Park is their best and last offering in Calgary for the time being. They provided us with The Theodore in Kensington, and Park South and Metro Side down in Shawnee Slopes. Great designers. This is their best. And it is gorgeous. The units and layouts just make sense. You have a gym on the main floor, EV plug ins in the parkade, bike storage, concierge and overnight security. I have just heard that the board will be installing security cameras in common areas. Live your best downtown, riverfront life and move in quickly. Walk to work, walk the river, walk the dog. Catch sunsets and people watch from your balcony. New, clean, serene and waiting for you to move in. Contact your favourite Realtor for a showing today. No Realtor? No problem, contact me and I will happily take you through. You really do NOT want to miss out on this 10th floor unit. There are additional parking stalls still available to purchase if you need a second stall. Please inquire. Titled stall with this unit.