

913, 730 2 Avenue SW
Calgary, Alberta

MLS # A2286079

\$451,900



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

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|--------------------|-------------------------|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 527 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | 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!