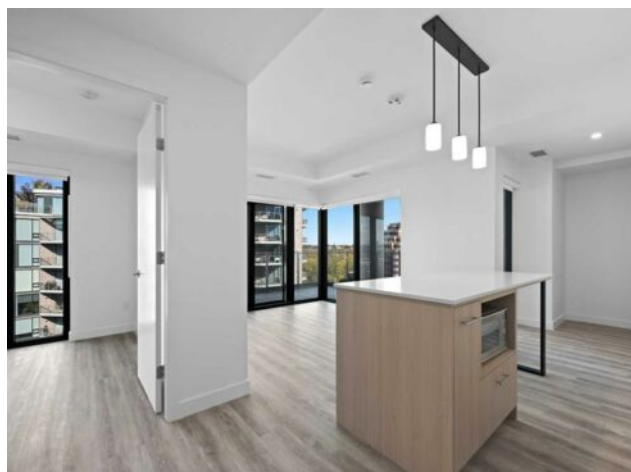


1102, 730 2 Avenue SW
Calgary, Alberta

MLS # A2286080



\$549,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	777 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Key Rob(s), Door Key(s)

Live elevated in this stunning 11th floor residence at First & Park, Eau Claire's newest luxury address. With 2 bedrooms, 2 bathrooms, and a versatile den, this NE-facing home captures both sunrise and city views through expansive floor-to-ceiling windows. The open-concept layout blends modern design with everyday function, featuring a chef-inspired kitchen with quartz counters, integrated appliances, and designer finishes that flow seamlessly into a bright and inviting living space. The primary suite offers a spa-like ensuite, while the second bedroom and full bath create comfort for family or guests. A dedicated den provides the perfect flex space for work or creativity. Complete with a titled underground parking stall and storage unit, this home balances luxury with convenience. First & Park also features an upscale gym & yoga studio (outside space beside also has gas BBQ hook ups), party room, modern co working space and concierge. Set in the heart of Eau Claire, you're just steps from the Bow River pathways, Prince's Island Park, and Calgary's best dining and shopping. Whether you're an urban professional, downsizer, or seeking a lock-and-leave retreat, this First & Park residence is downtown living at its finest. ** Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice. 1 titled parking and 1 titled storage unit with this unit!