



GRASSROOTS
REALTY GROUP

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1112, 730 2 Avenue SW
Calgary, Alberta

MLS # A2225834



\$419,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	none		

Experience the best of urban living in this beautifully designed 2 bedroom condo, perched on the 11th floor of the highly sought-after First & Park Condos by Graywood Developpements. Located in the heart of Eau Claire, this brand-new unit offers breathtaking views of the Bow River, Peace Bridge, and Prince's Island Park, all While being steps from Downtown Calgary's finest dining, Shopping, and Entertainment. Inside, you'll find a sophisticated open concept layout with 9-foot ceilings, floor-ceiling windows, and elegant vinyl plank flooring. The gourmet kitchen is designed to impress, featuring premium Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The primary bedroom is bright and spacious, with additional guest bedrooms/den. In -unit laundry adds to the convenience, and the private balcony with gas hook up provides the perfect setting to unwind while enjoying spectacular River views and vibrant Cityscapes. Low Condo fees include all of your utilities except electricity. Residents of First & Park enjoy exclusive access to the top-tier amenities, including a daytime concierge service, a state-of-the-art fitness/Gym a yoga studio, and stylish owners lounge, and a meeting room for business or personal use. With a prime location and unparalleled Views, this unit offers the perfect balance of City sophistication and Riverside tranquility. This is your chance to be the first to live in one of Calgary's newest luxury boutique residences. Don't miss out-book your private showing today!!