



GRASSROOTS
REALTY GROUP

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907, 730 2 Avenue SW
Calgary, Alberta

MLS # A2239720



\$399,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	483 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to your new home in First & Park, Eau Claire's newest luxury concrete high-rise. This bright and inviting 1-bedroom + den condo is located on the 9th floor with a sunny south-facing balcony that fills the space with natural light all day long. The open floor plan makes the most of every square foot, and you'll love the stylish finishes throughout — from the luxury vinyl plank flooring to the modern kitchen with quartz countertops. There's also full-sized in-suite laundry and a titled underground parking stall, which is a rare find for a 1-bedroom in this building. Whether you're a first-time home buyer or an investor looking for a move-in ready, turnkey property, this unit checks all the boxes. Just steps from the river pathways, Prince's Island Park, great restaurants, shops, and downtown amenities — it's the perfect blend of comfort, style, and location. Come take a look — you'll feel right at home.