



**GRASSROOTS**  
REALTY GROUP

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311, 730 2 Avenue SW  
Calgary, Alberta

MLS # A2261023



**\$694,779**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Key Fob(s), Door Key(s)

Discover the perfect blend of space and sophistication in this 3 bedroom, 2 bathroom NW-facing residence at First & Park in Eau Claire. Designed for both families and professionals, this home offers a thoughtful layout with floor-to-ceiling windows that capture natural light and stunning city views that can be taken in on your spacious patio over looking the Bow River and Princes Island Park. The modern kitchen boasts quartz countertops, integrated appliances, and sleek cabinetry, flowing seamlessly into the open living and dining area &mdash; ideal for gatherings or quiet evenings at home. The primary suite features a spa-inspired ensuite with dual sinks, while two additional bedrooms provide flexibility for children, guests, or a dedicated home office alongside a separate full bathroom. With two titled underground parking stalls, secure storage, and access to the best of downtown Calgary, this home combines everyday convenience with elevated style. First & Park also features an upscale gym & yoga studio (outdoor space beside with gas BBQ hookup), party lounge, modern co-working space and concierge. Steps from the Bow River pathways, Prince's Island Park, and the city's top dining and entertainment, First & Park offers a lifestyle where families and professionals alike can thrive. \*\*Upon purchase, the buyer may select a titled parking stall(s) and a titled storage unit(s) of their choice.