

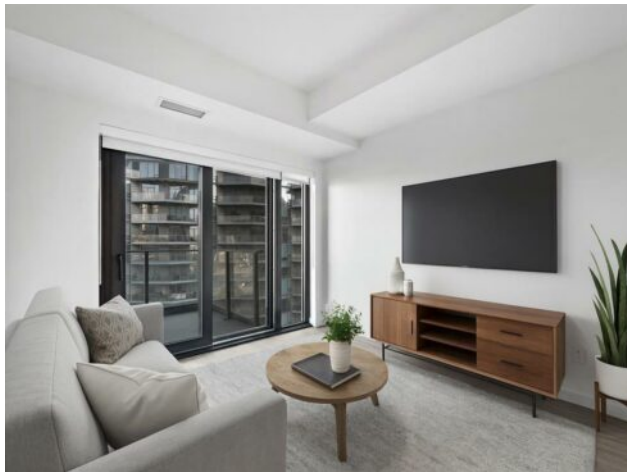


GRASSROOTS
REALTY GROUP

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913, 730 2 Avenue SW
Calgary, Alberta

MLS # A2261031



\$475,000

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:	-		

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. ** Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice. Show Suites open every Wed, Thurs Fri (please check for times), please text number on sign for entry! Packages available for FURNISHED UNITS!