



GRASSROOTS
REALTY GROUP

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1012, 730 2 Avenue SW
Calgary, Alberta

MLS # A2268708



\$444,000

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 514 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 355 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows | | |

Inclusions: n/a

Amazing river view, Welcome to First & Park, Eau Claire's newest luxury boutique residence. This brand-new 10th-floor 2-bedroom condo offers stunning river and park views in one of Calgary's most desirable communities. Features include: Titled underground parking included 9-ft ceilings with floor-to-ceiling windows Fulgor stainless steel appliances, gas cooktop, quartz counters & backsplash Primary bedroom plus a versatile second bedroom/den Additional enclosed den for office or storage Large balcony with Bow River and Peace Bridge views Building amenities: concierge service, fitness and yoga studio, owners' lounge, meeting room, secure bike storage, and ample visitor parking. Steps to Prince's Island Park, river pathways, and downtown shopping, dining, and entertainment. Immediate possession available.