



GRASSROOTS
REALTY GROUP

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103, 730 2 Avenue SW
Calgary, Alberta

MLS # A2270737



\$346,009

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	475 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 328
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to Unit 103 at First & Park — our final main floor, sleek one-bedroom, one-bathroom perfectly positioned in the heart of Eau Claire, in downtown Calgary. This modern unit impresses with soaring ceilings, large north facing windows, and two convenient access points, including direct private entry for a true urban-living feel. Step inside to discover a bright, open-concept kitchen and living space featuring contemporary flat-panel cabinetry, quartz counters, stainless-steel appliances, and a gas cooktop. The thoughtful layout maximizes every inch of space, while natural light floods through expansive windows, creating a warm and inviting atmosphere. Enjoy your morning coffee or evening unwinding in the stylish living area or on the terrace with views of the tree-lined street. The spacious bedroom offers excellent storage with double closets, and the sleek 4-piece bathroom adds a spa-like touch. Perfectly located steps from the Bow River pathways, Eau Claire Market, Prince's Island Park, and the LRT, this home blends downtown energy with modern comfort. Whether you're a first-time buyer, investor, or urban professional, this suite checks all the boxes — high design, unbeatable location, and functional luxury.