

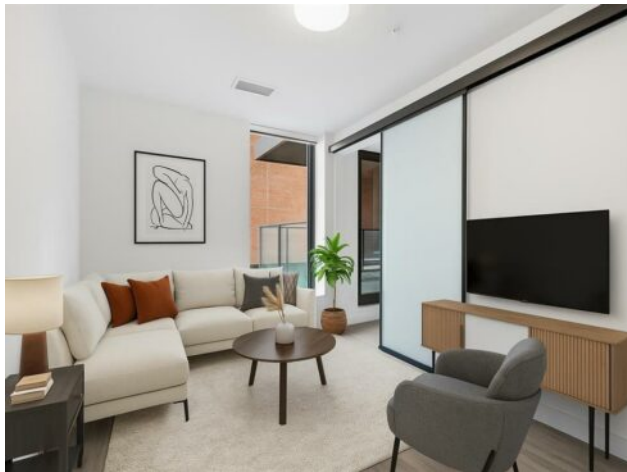


GRASSROOTS
REALTY GROUP

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207, 730 2 Avenue SW
Calgary, Alberta

MLS # A2270740



\$274,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	407 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to Unit 207 at First & Park — a contemporary one-bedroom, one-bathroom condo ideally located in Calgary's desirable Eau Claire district. This stylish unit offers the best bang for your buck in the building! The kitchen boasts stainless steel appliances, quartz countertops, and plenty of cabinetry, while the living area offers extra space to relax or entertain as it continues out to your private balcony. Additional highlights include in-suite laundry, full bathroom, a titled storage locker, and building amenities - fitness/yoga studio, party lounge, coworking space, concierge 7 days a week, snail package centre, and two elevators. Enjoy being just steps from the Bow River pathways, Prince's Island Park, Eau Claire Market, and downtown's best restaurants, cafes, and shops — all while living in a quiet, boutique building. Whether you're a first-time buyer, investor, or looking for a downtown pied-à-terre, this property checks all the boxes for stylish inner-city living. Packages available for FURNISHED UNITS! 1 titled storage included with unit!