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## 604, 730 2 Avenue SW Calgary, Alberta

MLS # A2270762



\$331,945

Eau Claire Division: Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 410 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: Stall, Titled Lot Size: Lot Feat:

**Heating:** Water: Forced Air Floors: Sewer: Ceramic Tile, Vinyl Roof: Condo Fee: \$ 291 **Basement:** LLD: Exterior: Zoning: Concrete DC (pre 1P2007) Foundation: **Utilities:** 

Features: See Remarks

Inclusions: na

Welcome to unit 604 at First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. Show Suites Open: every Wed, Thurs & Fri (\*plz check open house time) please text number on sign for entry!