



**1103, 730 2 Avenue SW  
Calgary, Alberta**

**MLS # A2270768**



**\$325,900**

**Division:** Eau Claire

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 410 sq.ft. **Age:** 2024 (2 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:** \$ 322

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** na

Welcome to unit 1103 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 with beautiful views! This unit has a 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. 1 titled parking stall with unit!