



GRASSROOTS
REALTY GROUP

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704, 730 2 Avenue SW
Calgary, Alberta

MLS # A2286077



\$321,900

Division: Eau Claire

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 415 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 1 **Baths:** 1

Garage: Stall, Titled

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 325

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Forced Air

Floors: Ceramic Tile, Vinyl

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: See Remarks

Inclusions: Key Fob (s), Door Key(s)

Welcome to 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. Packages available for FURNISHED UNITS! 1 titled parking stall with unit!