



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

MLS # A2286081



\$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: None

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!