



**1309, 730 2 Avenue SW
Calgary, Alberta**

MLS # A2303607



\$359,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to unit 1309 at First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This two (2) bedroom, two (2) 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 west facing balcony with a gas rough in for your upcoming summer BBQs! This unit features in-suite laundry and offers comfort and functionality. Enjoy 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. *View CRA Website for more info on GST Rebate* eligibility and amounts depend on buyer qualifications and intended use (e.g., primary residence vs. rental).