

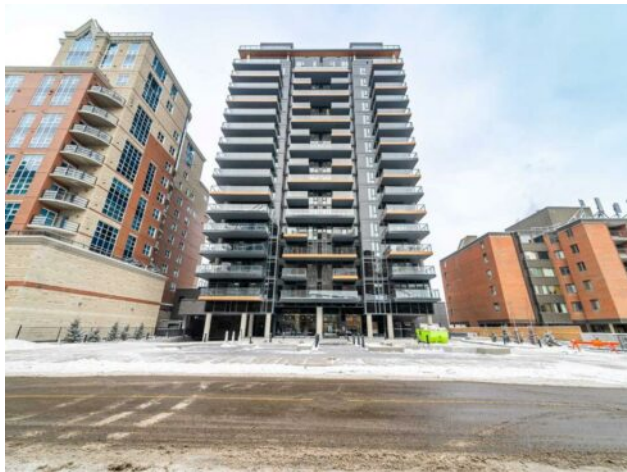


GRASSROOTS
REALTY GROUP

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403, 730 2 Avenue SW
Calgary, Alberta

MLS # A2185375



\$399,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	464 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.65 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Recreation Facilities		

Inclusions: N/A

Elegant 1-Bedroom Condo in the Heart of Eau Claire Experience urban living at its finest in the exclusive First & Park Building, where modern elegance and prime convenience converge. This meticulously crafted 1-bedroom condo boasts an open-concept layout that harmoniously blends the living, dining, and kitchen spaces, offering a perfect setting for both relaxation and entertaining. The home features sleek luxury vinyl plank flooring throughout, exuding style and ensuring durability, making it an ideal choice for a low-maintenance lifestyle. Located just steps from Prince's Island Park and the downtown financial core, this condo offers an unbeatable combination of serenity and accessibility. Whether you're looking for a peaceful retreat in the heart of the city or a savvy investment opportunity, this property delivers on every level. Don't miss your chance to make this exceptional home yours—schedule your private viewing today!