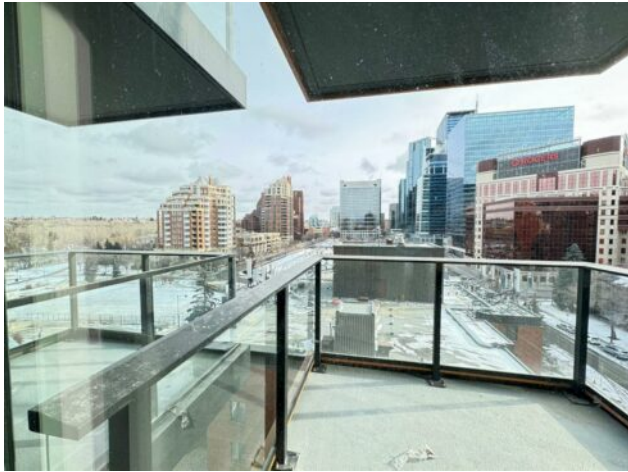




804, 730 2 Avenue SW
Calgary, Alberta

MLS # A2189296

\$405,000



Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	412 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning 1-bedroom condo on the 8th floor of the prestigious First & Park Building, where luxury living meets breathtaking views. Enjoy a spacious open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. Step outside onto your expansive balcony and take in sweeping views of downtown Calgary and the Bow River, offering a serene backdrop to everyday life. The condo features high-end finishes, including luxury vinyl plank flooring. Located in the heart of Eau Claire, just steps from Prince's Island Park and vibrant downtown, this home provides unparalleled access to the best of the city. Whether you're looking for a sophisticated new residence or a smart investment, this rare opportunity is one you won't want to miss!