

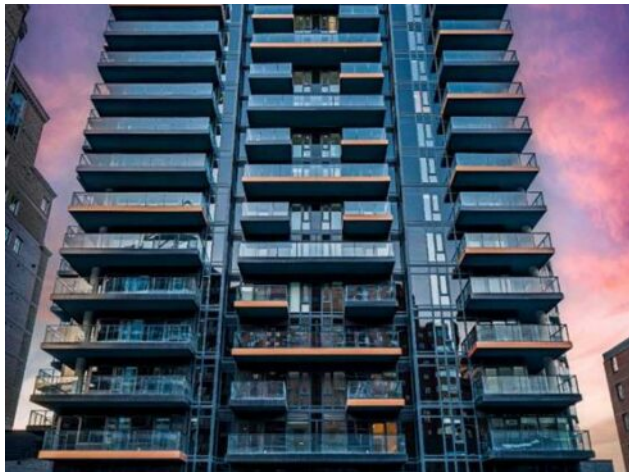


**GRASSROOTS**  
REALTY GROUP

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405, 730 2nd Avenue SW  
Calgary, Alberta

MLS # A2189349



**\$620,000**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	795 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		
Inclusions:	N/A		

Exceptional 2-Bedroom, 2-Bathroom Condo in the Prestigious First and Park Building, Eau Claire Presenting a rare opportunity to own a brand-new 795 sqft corner unit in the highly sought-after First and Park building. This meticulously designed residence features 2 generous bedrooms, 2 full bathrooms, and a dedicated den, ideal for a home office or study. The open-concept living area, enhanced by abundant natural light, provides a seamless space for both relaxation and entertaining. The chef-inspired kitchen is outfitted with premium European stainless steel appliances, offering both functionality and style. The expansive L-shaped balcony extends the living space outdoors, providing an exceptional area to enjoy the surrounding views. Residents of First and Park enjoy an array of exceptional amenities, including a fully-equipped fitness center, a sophisticated common living area, and a versatile meeting room. The building's elegant lobby and professional concierge service, coupled with 24-hour on-site security, ensure a heightened level of service and security. Heated underground parking further adds to the convenience of this outstanding property. Situated in the vibrant Eau Claire neighborhood, this residence is ideally located near premier dining, shopping, and recreational opportunities, offering a lifestyle of unparalleled comfort and convenience.