

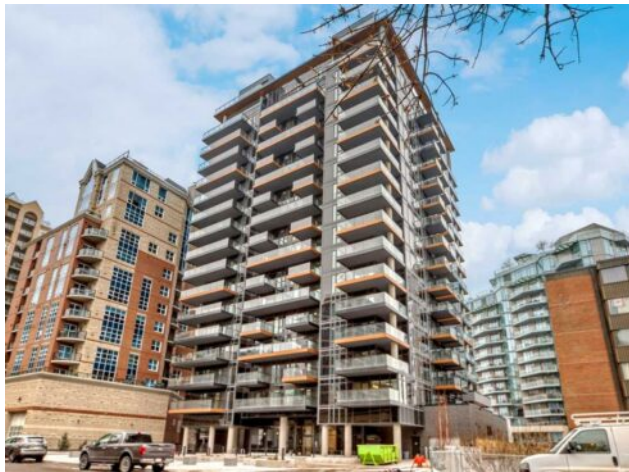


**GRASSROOTS**  
REALTY GROUP

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1001, 730 2 Avenue SW  
Calgary, Alberta

MLS # A2192284



**\$438,000**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	516 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Discover elevated urban living in this stunning one bedroom + den, Park View unit condo, perfectly positioned in the highly desirable Eau Claire neighborhood. Nestled on the 10th floor of the newly built First & Park Condos by Graywood Developments, this unit offers unparalleled views of the Bow River and the iconic Peace Bridge, steps from Prince's Island Park, scenic river pathways, and Calgary's vibrant downtown core. Step into an open-concept layout with soaring 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. The gourmet kitchen is a chef's dream, featuring high-end Fulgor stainless steel appliances, a gas cooktop, sleek quartz countertops and backsplash, and under-cabinet lighting. The primary bedroom is bright and spacious, while the second bedroom/den offers flexibility as a guest room or additional office space. A separate den provides the perfect work-from-home setup or extra storage. The spacious balcony extends your living space, offering serene river views and a front-row seat to breathtaking sunrises and sunsets. Additional conveniences include titled underground parking, ample visitor parking, and secure bike storage. Residents can indulge in top-tier amenities, including a sophisticated lobby with daytime concierge service, a fully equipped fitness and yoga studio, a meeting room, and an exclusive owners' lounge for social gatherings. With direct access to Calgary's best dining, shopping, and entertainment are just minutes away. Embrace the perfect blend of urban sophistication and natural tranquillity in this exceptional home. Be the first to live in this brand-new condo at First & Park—Calgary's newest luxury boutique residence, book your showing today.

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