

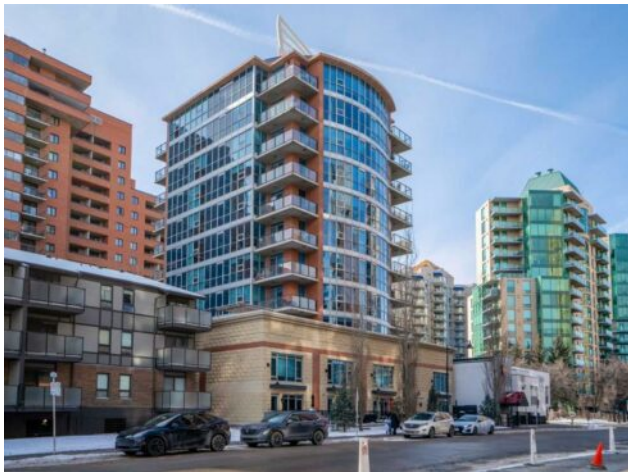


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1001, 735 2 Avenue SW  
Calgary, Alberta

MLS # A2196627



**\$569,900**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,215 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,100
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to your new home at The Oscar, a fabulous two&mdash;bedroom, two&mdash;bath executive&mdash;level condo that perfectly blends modern design with urban convenience! Step into a bright and spacious living space where floor-to-ceiling windows fill every room with natural light. The open-concept floor plan is designed for comfortable living and stylish entertaining. A beautiful natural stone feature wall graces the living room and the ensuite bathroom, creating a striking aesthetic that sets the tone for the entire home. The spacious kitchen has a large island featuring solid butcher block countertops, stainless steel appliances, and a gas stove. The kitchen overlooks the living and dining areas, offering river and downtown views. The primary bedroom boasts a large 5-piece spa-style ensuite and a generous walk-in closet&mdash;your private sanctuary for relaxation. Sip your morning coffee while taking in stunning downtown views from your NE-facing balcony. A well-proportioned second bedroom, a 4-piece guest bath, in-suite laundry, titled underground parking and a large assigned storage unit complete this fantastic package. This condo offers the ultimate convenience and lifestyle, just a short walk to countless amenities, including restaurants, river pathways, and public transit. Schedule your viewing today and experience the perfect blend of luxury and location!