

704, 730 2 Avenue SW  
 Calgary, Alberta

MLS # A2260365



**\$357,040**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Eau Claire                         |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 415 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                     |                   |                 |
|--------------------|---------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Vinyl | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                   | <b>Condo Fee:</b> | \$ 282          |
| <b>Basement:</b>   | -                   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks         |                   |                 |

|                    |                          |
|--------------------|--------------------------|
| <b>Inclusions:</b> | Key Fob (s), Door Key(s) |
|--------------------|--------------------------|

Welcome to First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall and storage, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. \*\*\*Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice.