

1013, 730 2 Avenue SW
Calgary, Alberta

MLS # A2268946



\$479,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Forced Air, Natural Gas		
Floors:	Vinyl		
Roof:	-		
Basement:	-		
Exterior:	Concrete		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 455		
LLD:	-		
Zoning:	DC (pre 1P2007)		
Utilities:	-		

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks

Inclusions: NA

Stunning 2 Bed 2 Bath Condo in Eau Claire | River Views | Underground Parking Move-in ready 2-bedroom, 2-bathroom condo in First & Park by Graywood Developments, located in Calgary’s sought-after Eau Claire neighbourhood. This new unit offers clear views of the Bow River and Peace Bridge, just steps from Prince’s Island Park, downtown offices, and river pathways. The open-concept layout features 9-foot ceilings, floor to-ceiling windows, and durable vinyl plank flooring. The kitchen includes Fulgor stainless steel appliances, a gas cooktop and quartz counters. The primary bedroom has its own ensuite and walk-through closet. A second full bathroom and bedroom offer flexibility for guests or roommates. Enjoy in-unit laundry, air conditioning, titled underground parking, and a private balcony with river views. Building amenities include a gym, meeting room, lounge, bike storage, visitor parking, and daytime concierge. Ideal for professionals or downsizers looking for a low-maintenance lifestyle in a central location.