587-899-3773

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704, 730 2 Avenue SW Calgary, Alberta

MLS # A2260365



\$331,945

Division: Eau Claire Type: Residential/High	•	es)					
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	la 1 a 1 1 1 a 20		Residential/High Rise (5+ stories)				
Style: Apartment-Singl	Apartment-Single Level Unit						
Size: 415 sq.ft.	Age:	2024 (1 yrs old)					
Beds: 1	Baths:	1					
Garage: Stall, Titled							
Lot Size: -							
Lot Feat: -							

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:		Utilities:	-

Features: See Remarks

Inclusions: 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, 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. Show Suites Open: every Wed, Thurs & Fri (*plz check open house time) please text number on sign for entry! Packages available for FURNISHED UNITS!