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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

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 (2 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 455
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**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.