

**1012, 730 2 Street SW  
 Calgary, Alberta**
**MLS # A2276147**

**\$442,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Ceiling, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	na		

As every other listing in this building says&hellip;executive luxury, boutique, desirable community&hellip;all wonderfully true! But boring. Here is what you don&rsquo;t know. Designed by Toronto-based Graywood, First & Park is their best and last offering in Calgary for the time being. They provided us with The Theodore in Kensington, and Park South and Metro Side down in Shawnee Slopes. Great designers. This is their best. And it is gorgeous. The units and layouts just make sense. You have a gym on the main floor, EV plug ins in the parkade, bike storage, concierge and overnight security. I have just heard that the board will be installing security cameras in common areas. Live your best downtown, riverfront life and move in quickly. Walk to work, walk the river, walk the dog. Catch sunsets and people watch from your balcony. New, clean, serene and waiting for you to move in. Contact your favourite Realtor for a showing today. No Realtor? No problem, contact me and I will happily take you through. You really do NOT want to miss out on this 10th floor unit. There are additional parking stalls still available to purchase if you need a second stall. Please inquire. Titled stall with this unit.