

704, 730 2 Avenue SW
Calgary, Alberta

MLS # A2286077



\$321,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 415 sq.ft. | Age: | 2024 (2 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: | \$ 325 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Key Fob (s), Door Key(s)

****OPEN HOUSE Thursday, May 14th from 4-6pm**** 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. Packages available for **FURNISHED UNITS!** 1 titled parking stall with unit! *Visit CRA website for more info on GST Rebate* eligibility and amounts depend on buyer qualifications and intended use (e.g., primary residence vs. rental).