

**1313, 730 2 Avenue**  
**Calgary, Alberta**

**MLS # A2318587**



**\$399,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	661 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

**PRICE REDUCED TO SELL! EXCEPTIONAL VALUE UNDER \$400K!** Welcome to this 2 Bedroom, 2 Bathroom condo in the highly anticipated First & Park by Graywood Developments. Perfectly priced at \$399,990, this premium unit is vacant, professionally cleaned, and ready for immediate possession—offering an incredible turn-key opportunity for both savvy investors seeking high-yield rental potential and first-time home buyers looking for an upscale urban lifestyle. Perched high on the 13th floor, the home showcases breathtaking, unobstructed panoramic views of the Bow River, Peace Bridge, and the downtown Calgary skyline. The thoughtfully designed open-concept layout boasts soaring 9-foot ceilings, floor-to-ceiling windows that flood the space with natural light, and stylish luxury vinyl plank flooring throughout. Culinary enthusiasts will love the sleek, modern kitchen, fully outfitted with premium Fulgor stainless steel appliances, a gas cooktop, and elegant quartz countertops. The primary suite serves as a private retreat, featuring a walk-through closet and a spa-like ensuite bath, while the spacious second bedroom and full second bathroom provide optimal flexibility for roommates, guests, or a home office. This unit comes fully loaded with central air conditioning, a private balcony, and convenient in-suite laundry. Residents also gain access to first-class building amenities, including a state-of-the-art fitness centre, an executive lounge, a meeting room, secure bike storage, visitor parking, and a daytime concierge. Located just steps from Prince’s Island Park, the Bow River pathways, major downtown office towers, and Calgary’s finest dining and shopping, this property perfectly combines unbeatable location with unmatched value. Don’t miss out on the best-priced 2-bedroom view unit in the building—schedule your private

viewing today!