

**409, 730 2nd Avenue SW**  
**Calgary, Alberta**

**MLS # A2184527**



## \$489,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Eau Claire                         |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 555 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |             |                   |        |
|--------------------|-------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -           | <b>Condo Fee:</b> | \$ 345 |
| <b>Basement:</b>   | -           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete    | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | -           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks |                   |        |

**Inclusions:** None

Welcome to the prestigious First & Park Building, where elegance, comfort, and convenience converge in the heart of Eau Claire. This 2-bedroom, 2-bathroom condo embodies urban sophistication, offering an exceptional lifestyle just steps away from Prince's Island Park, the Bow River pathways, and Calgary's vibrant downtown core. Designed with both style and functionality in mind, the open-concept layout seamlessly connects the living, dining, and kitchen spaces, making it ideal for entertaining or relaxing. The interior boasts luxury vinyl plank flooring throughout and comes with window coverings included, ensuring a polished, move-in-ready experience. The gourmet kitchen features premium appliances, Caesarstone countertops and backsplash, under-cabinet lighting, and a gas cooktop, combining elegance with practicality. The primary bedroom is thoughtfully designed with an ensuite bathroom and the second bedroom provides additional flexibility for guests or a home office. Both bathrooms are finished with modern fixtures and stylish details. Step outside to a covered balcony that includes a gas line hookup, perfect for outdoor dining or unwinding at the end of the day. Additionally, titled storage ensures you have space for seasonal items without taking up valuable room in the unit. This brand-new building offers a range of luxurious amenities, including an elegant lobby, a meeting room, a fitness and yoga studio and an owners' lounge for hosting events. Concierge services are available during the day, and bike storage is provided for convenience. Ideally located, this condo offers easy access to downtown shops, restaurants, entertainment venues, and the +15 Network indoor walkways, along with easy connectivity to major thoroughfares and public transportation. With nature's beauty at your doorstep and every urban convenience

within reach, this is your chance to live the vibrant lifestyle Calgary has to offer. Don't miss this rare opportunity to own in a high-demand building. Whether you're searching for your dream home or a savvy investment, this unit is sure to impress. Schedule your private tour today!