1201, 730 2 Avenue SW Calgary, Alberta

MLS # A2266391

\$409,000

		Division: Eau Claire			
		Type:	Residential/High Rise (5+ stories) Apartment-Single Level Unit		
		Style:			
		Size:	515 sq.ft.	Age:	2025 (0 yrs old)
		Beds:	2	Baths:	1
		Garage:	None		
		Lot Size:	-		
		Lot Feat:	-		
Heating:	Forced Air, Natural Gas		Water:	-	
loors:	Vinyl Plank		Sewer:	-	
Roof:	-		Condo Fee	e: \$ 355	
Basement:	-		LLD:	-	
Exterior:	Concrete		Zoning:	DC (pre	e 1P2007)
Foundation:	-		Utilities:	-	
Features:	Elevator				
Inclusions:	n/a				

Welcome to First & Park, Eau Claire's newest luxury boutique residence. This 12th-floor 2-bedroom condo offers stunning river and park views in one of Calgary's most desirable communities. Features include: Optional titled underground parking for \$30K, large size balcony facing the river, 9-ft ceilings with floor-to-ceiling windows Fulgor stainless steel appliances, gas cooktop, quartz counters & backsplash Primary bedroom plus a versatile second bedroom/den Additional enclosed den for office or storage Large balcony with Bow River and Peace Bridge views Building amenities: concierge service, fitness and yoga studio, owners' lounge, meeting room, secure bike storage, and ample visitor parking. Steps to Prince's Island Park, river pathways, and downtown shopping, dining, and entertainment. Immediate possession available.