402, 735 2 Avenue SW
Calgary, Alberta

MLS # A2208691

$499,900

Division:	Eau Claire
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	1,286 sq.ft.
Age:	2010 (15 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,150
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: None.

Nestled in the heart of Eau Claire, this gorgeous 2 bedroom, 2 full bath condo with north & west views offers over 1200 sq ft of luxurious living space! The open plan presents hardwood floors, lofty ceilings & is drenched in natural light from floor to ceiling windows, showcasing the living room that’s anchored by a feature fireplace & built-in display cabinets, spacious dining area & beautiful kitchen, that’s tastefully finished with granite counter tops, glass top island/eating bar, plenty of storage space & stainless steel appliances. A flex area provides the perfect space for a home office setup. The primary retreat affords enough space for a king-sized bed & dressers & also boasts a custom walk-in closet & 6 piece ensuite with dual sinks, jetted tub with shower plus a walk-in shower. The second bedroom & 4 piece bath are ideal for guests. Other notable features include in-suite laundry, central air conditioning, a large wrap-around deck with north & west views, one titled underground parking stall (plus visitor parking) & an assigned storage locker. The central location can’t be beat – steps to Bow River pathways, Prince’s Island Park, excellent restaurants, cafes, shopping, public transit & within walking distance to trendy Kensington. Immediate possession is available!