

# \$408,000 - 1001, 730 2 Avenue Sw, Calgary

MLS® #A2192284

**\$408,000**

2 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

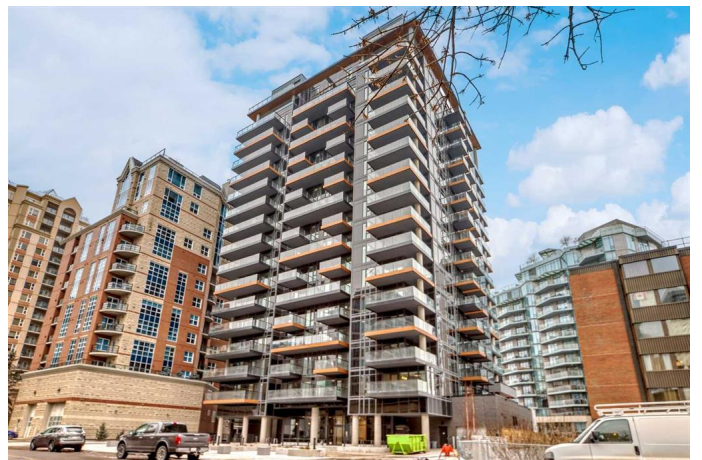
Eau Claire, Calgary, Alberta

Take advantage of this rare opportunity! This brand new, stunning two-bedroom, Park & River View unit condo is perfectly positioned in the highly desirable Eau Claire neighbourhood. Nestled on the 10th floor this unit offers unparalleled views of the Bow River and the iconic Peace Bridge, steps from Princeâ€™s Island Park, scenic river pathways, and Calgaryâ€™s vibrant downtown core.

Step into an open-concept layout with soaring 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. The gourmet kitchen is a chefâ€™s dream, featuring high-end Fulgor stainless steel appliances, a gas cooktop, sleek quartz countertops and backsplash, and under-cabinet lighting.

The primary bedroom is bright and spacious, while the second bedroom/den offers flexibility as a guest room or additional office space. A separate den provides the perfect work-from-home setup or extra storage. The spacious balcony extends your living space, offering serene river views and a front-row seat to breathtaking sunrises and sunsets.

Additional conveniences include titled underground parking, ample visitor parking, and secure bike storage. Residents can indulge in top-tier amenities, including a sophisticated lobby with daytime concierge service, a fully equipped fitness and yoga



studio, a meeting room, and an exclusive ownersâ€™ lounge for social gatherings.

With direct access to Calgaryâ€™s best dining, shopping, and entertainment are just minutes away. Embrace the perfect blend of urban sophistication and natural tranquillity in this exceptional home. Be the first to live in this brand-new condo at First & Parkâ€”Calgaryâ€™s newest luxury boutique residence, book your showing today.

Built in 2024

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2192284       |
| Price          | \$408,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 516            |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1001, 730 2 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 5T2               |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Trash, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1  |

|         |                     |
|---------|---------------------|
| Parking | Underground, Titled |
|---------|---------------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                  |
| Appliances        | Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| # of Stories      | 18  |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Construction      | Concrete     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 91                 |
| Zoning         | CC-MH              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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