

# \$419,900 - 1112, 730 2 Avenue Sw, Calgary

MLS® #A2225834

**\$419,900**

2 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience the best of urban living in this beautifully designed 2 bedroom condo, perched on the 11th floor of the highly sought-after First & Park Condos by Graywood Developpements. Located in the heart of Eau Claire, this brand-new unit offers breathtaking views of the Bow River, Peace Bridge, and Prince's Island Park, all While being steps from Downtown Calgary's finest dining, Shopping, and Entertainment. Inside, you'll find a sophisticated open concept layout with 9-foot ceilings, floor-ceiling windows, and elegant vinyl plank flooring. The gourmet kitchen is designed to impress, featuring premium Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The primary bedroom is bright and spacious, with additional guest bedrooms/den. In -unit laundry adds to the convenience, and the private balcony with gas hook up provides the perfect setting to unwind while enjoying spectacular River views and vibrant Cityscapes. Low Condo fees include all of your utilities except electricity. Residents of First & Park enjoy exclusive access to the top-tier amenities, including a daytime concierge service, a state-of-the-art fitness/Gym a yoga studio, and stylish owners lounge, and a meeting room for business or personal use. With a prime location and unparalleled Views, this unit offers the perfect balance of City sophistication and Riverside tranquility. This is your chance to be the first to live in one of Calgary's newest luxury boutique residences.



Don't miss out-book your private showing today!!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225834          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 515               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1112, 730 2 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 1R8               |

**Amenities**

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Parking, Snow Removal, Bicycle Storage, Party Room, Recreation Room, Trash, Visitor Parking |
| Parking   | None                                                                                                                     |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                  |
| Appliances        | Dishwasher, Refrigerator, Convection Oven, Gas Cooktop, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |

# of Stories            18

## **Exterior**

Exterior Features    Balcony, BBQ gas line

Construction        Concrete

Foundation          Poured Concrete

## **Additional Information**

Date Listed          June 5th, 2025

Days on Market     133

Zoning                DC (pre 1P2007)

## **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

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