

\$620,000 - 405, 730 2nd Avenue Sw, Calgary

MLS® #A2189349

\$620,000

2 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

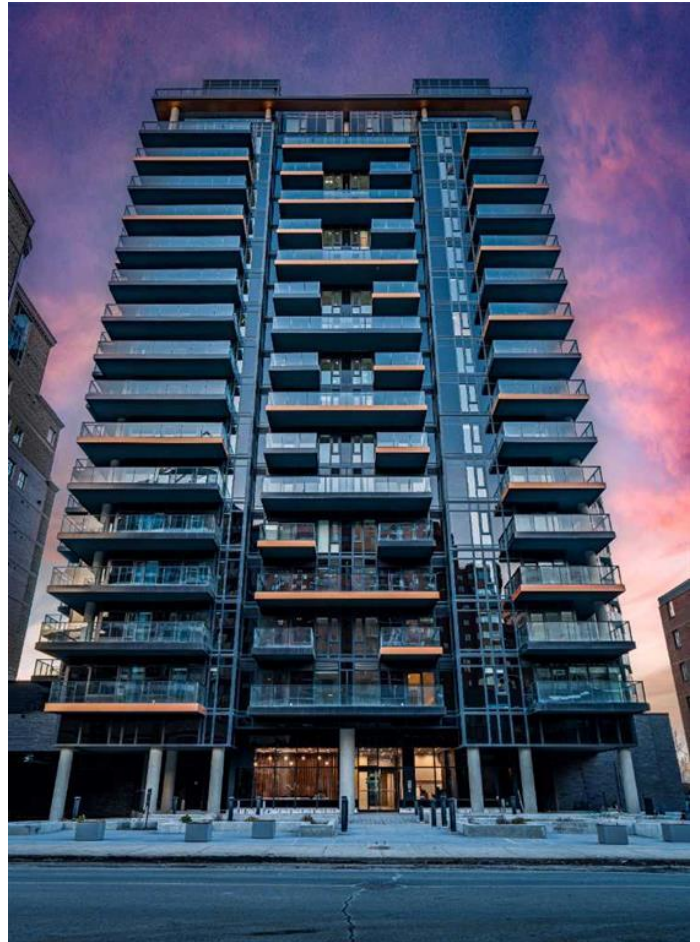
Exceptional 2-Bedroom, 2-Bathroom Condo in the Prestigious First and Park Building, Eau Claire

Presenting a rare opportunity to own a brand-new 795 sqft corner unit in the highly sought-after First and Park building. This meticulously designed residence features 2 generous bedrooms, 2 full bathrooms, and a dedicated den, ideal for a home office or study. The open-concept living area, enhanced by abundant natural light, provides a seamless space for both relaxation and entertaining.

The chef-inspired kitchen is outfitted with premium European stainless steel appliances, offering both functionality and style. The expansive L-shaped balcony extends the living space outdoors, providing an exceptional area to enjoy the surrounding views.

Residents of First and Park enjoy an array of exceptional amenities, including a fully-equipped fitness center, a sophisticated common living area, and a versatile meeting room. The building's elegant lobby and professional concierge service, coupled with 24-hour on-site security, ensure a heightened level of service and security. Heated underground parking further adds to the convenience of this outstanding property.

Situated in the vibrant Eau Claire



neighborhood, this residence is ideally located near premier dining, shopping, and recreational opportunities, offering a lifestyle of unparalleled comfort and convenience.

Built in 2024

Essential Information

MLS® #	A2189349
Price	\$620,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	405, 730 2nd Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

Amenities

Amenities	Elevator(s), Fitness Center, Storage, Trash, Visitor Parking, Other, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Underground, Stall

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove, Oven

Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Roof	See Remarks
Construction	Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	87
Zoning	TBD

Listing Details

Listing Office	Real Broker
----------------	-------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.