

310, 730 2 Avenue SW
Calgary, Alberta

MLS # A2184111



\$399,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	400 sq.ft.	Age:	2024 (0 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 273
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting		

Inclusions: n/a

Experience the perfect blend of elegance, comfort, and convenience in the brand new First & Park building in the heart of Eau Claire. This 1 bed/1bath condo offers exceptional value with low condo fees, and is an excellent opportunity for first-time buyers or investors. Vinyl plank flooring sprawls across the open layout effortlessly connecting the kitchen, dining and living space. The well quipped kitchen boasts porcelain marble countertops and backsplash, Fulgor stainless steel Energy Star appliances including gas cooktop, and under cabinet lighting. Barn doors lead to the primary retreat while a full bathroom and in-suite washer & dryer add to the convenience and complete the unit. A private and spacious covered patio comes with gas line hookup and offers views of the Peace Bridge. Titled storage guarantees you have space for all your seasonal items without taking up space from the unit. This brand new complex offers an array of amenities such as an elegant lobby with lounge area, fitness and yoga room, bike storage, outdoor gathering area, an owners lounge that can accommodate large catered gatherings, and concierge services from 9-5. Its proximity to downtown includes shops, restaurants, and entertainment venues, along with easy access to the +15, major thoroughfares, and public transportation, makes it an ideal choice for anyone looking to immerse themselves in the vibrant lifestyle of Calgary. Work and live the urban lifestyle where every convenience is within steps, and nature's beauty is outside your doorstep.