

1312, 730 2 Avenue SW
Calgary, Alberta

MLS # A2201866



\$549,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the brand-new First & Park building in the heart of Eau Claire. This 2-bed, 1-bath condo offers great value with low condo fees, making it perfect for first-time buyers or investors. The open-concept layout features 9-foot ceilings, floor-to-ceiling windows, and elegant vinyl plank flooring. The kitchen is equipped with Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The spacious primary bedroom and 2nd bedroom provide flexibility, while in-suite laundry adds convenience. Step outside to a private covered patio with a gas hookup and views of the Peace Bridge. Titled parking ensures secure space for your vehicle. The building offers premium amenities, including a lobby lounge, fitness and yoga rooms, bike storage, and concierge services. Located steps from downtown, you'll have easy access to shops, restaurants, entertainment, and public transport, with nature just outside your door.