



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2ND Avenue #1802, Calgary T2P 0E4**

MLS® #: **A2125353**

Area: **Eau Claire**

Listing Date: **04/23/24**

List Price: **\$1,099,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,331**  
Low Sqft:  
Ttl Sqft: **1,331**

DOM

**26**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled**

Utilities and Features

Roof:

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Concrete**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions			
Balcony	Main	8`3" x 28`10"	Living Room	Main	12`9" x 13`11"			
Den	Main	8`2" x 10`5"	4pc Bathroom	Main	0`0" x 0`0"			
Bedroom - Primary	Main	12`5" x 11`8"	Storage	Main	6`4" x 5`5"			
Dining Room	Main	7`5" x 13`11"	Kitchen	Main	19`6" x 8`9"			
Bedroom	Main	9`0" x 10`5"	5pc Ensuite bath	Main	19`0" x 5`5"			
Legal/Tax/Financial								
Condo Fee:		Title:	Zoning:					
\$900		Fee Simple	TBD					
		Fee Freq:						
		Monthly						
Legal Desc:	TBD							
Remarks								
Pub Rmks:	Immerse yourself in the pinnacle of luxury living at the penthouse residence of the esteemed First & Park Building. This exceptional home harmonizes sophistication with comfort, offering 2 bedrooms, 2 bathrooms plus a den - an ideal combination for both leisure and productivity. Step inside to discover an open-concept layout seamlessly integrating the living, dining, and kitchen areas, creating a welcoming space for hosting gatherings or simply unwinding with loved ones. Retreat to the sumptuous master bedroom, boasting a luxurious 5-piece ensuite featuring a soaker tub, dual vanity, and a spacious walk-in shower - a haven for relaxation. Outside, be captivated by sweeping views of downtown Calgary and the tranquil Bow River from the expansive wrap-around balcony, perfect for enjoying your morning coffee or evening wind-downs. Two parking stalls and a locker complete this prestigious offering. <b>**Photos are for representation purposes only.**</b> There is no finished product for this property at this time.							
Inclusions:	N/A							
Property Listed By:	RE/MAX Real Estate (Central)							

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





## PENTHOUSE - APPLIANCE PACKAGE

Penthouse Upgrade Appliance Package Includes:

- 36" Fisher & Paykel Integrated French Door Refrigerator
- 30" Fulgor Milano Gas Cooktop Pro
- 30" Fulgor Milano Touch Control Single Oven
- 24" Blomberg Tall Tub Top Control Dishwasher
- 28" Elica Ventilation Palermo Insert
- 30" Panasonic Build In Microwave
- 5.2 Cu.Ft. Front Load Washer
- 7.5 Cu.Ft. Front Load Dryer

