



THE
A-TEAM

**RE/MAX
FIRST**

730 2ND Avenue #403, Calgary T2P0E4

MLS®#: **A2159497**

Area: **Eau Claire**

Listing Date: **08/21/24**

List Price: **\$410,000**

Status: **Active**

County: **Calgary**

Change: **+\$22k, 26-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **414**
Low Sqft:
Ttl Sqft: **414**

DOM

28
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **None**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,See Remarks**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Smoking Home,Quartz Counters,Recreation Facilities**
Utilities:

Room Information

Room
4pc Bathroom
Living Room

Level
Suite
Suite

Dimensions
5`0" x 8`9"
7`8" x 11`5"

Room
Kitchen
Bedroom
Legal/Tax/Financial

Level
Suite
Suite

Dimensions
11`8" x 8`2"
11`4" x 7`6"

Condo Fee:
\$241

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Exclusive Assignment Sale Opportunity! Missed out on this high-demand project? Here's your chance! We have exclusive assignment sales from original buyers looking to transfer their units before closing. Discover luxury living at its finest in this 1-bedroom condo at the prestigious First & Park Building. This elegant residence offers the perfect blend of style and comfort, with an open-concept layout that effortlessly connects the living, dining, and kitchen areas—perfect for both entertaining and everyday living. Located in the heart of Eau Claire, this unit boasts east-facing views and is just steps away from Prince's Island Park and downtown's financial core. Ideal for a busy lifestyle, the condo features luxury vinyl plank flooring throughout and comes with window coverings included. This could be your new home or a smart investment opportunity. Photos are representative. Don't miss out on this rare opportunity!**

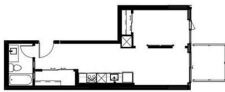
Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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





A1 (JR. 1 BED)



FLOOR PLAN

AREA CHART	
SUITE NUMBER	
SUITE AREA (SQ FT)	
BUILDOUT AREA (SQ FT)	
TOTAL AREA (SQ FT)	

Disclaimer: All area and related room dimensions are approximate. These area measurements are taken from center of party wall to center of party wall. Actual room dimensions will vary from these measurements. All dimensions are rounded up to the next whole number.

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**EAU CLAIRE
RESIDENTIAL
TOWER**

B22
Date: 2023-04-01