



THE
A-TEAM

**RE/MAX
FIRST**

730 2ND Avenue #1103, Calgary T2P0H3

MLS® #: **A2168242**

Area: **Eau Claire**

Listing Date: **09/24/24**

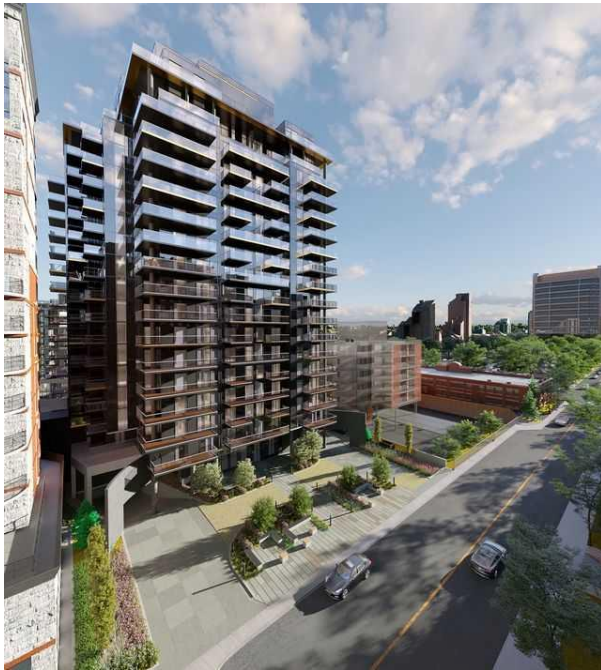
List Price: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **415**
Low Sqft:
Ttl Sqft: **415**

DOM

24

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled,Underground

Utilities and Features

Roof:

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

Open Floorplan,Quartz Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 8`9"	Kitchen With Eating Area	Main	11`8" x 8`2"
Bedroom	Main	11`4" x 7`6"	Living Room	Main	7`8" x 11`5"
Legal/Tax/Financial					

Condo Fee: \$274	Title: Fee Simple Fee Freq: Monthly	Zoning: TBD
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Legal Desc:	TBD	Remarks
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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: **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



