



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #1106, Calgary T2P0E4

MLS® #: **A2168335**

Area: **Eau Claire**

Listing Date: **09/25/24**

List Price: **\$488,000**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 13-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **476**
Low Sqft:
Ttl Sqft: **476**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

87

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,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:

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

Int Feat:

Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	7' 5" x 7' 0"	3pc Bathroom	Main	5' 0" x 7' 5"
Bedroom	Main	8' 11" x 10' 7"	Kitchen With Eating Area	Lower	13' 3" x 10' 6"
Living Room	Main	8' 8" x 9' 6"			

Legal/Tax/Financial

Condo Fee: \$303	Title: Fee Simple	Zoning: TBD
	Fee Freq: Monthly	

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 plus den 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 south-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



