



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2ND 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

**56**  
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: <b>\$303</b>	Title: <b>Fee Simple</b>	Zoning: <b>TBD</b>
	Fee Freq: <b>Monthly</b>	

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**



