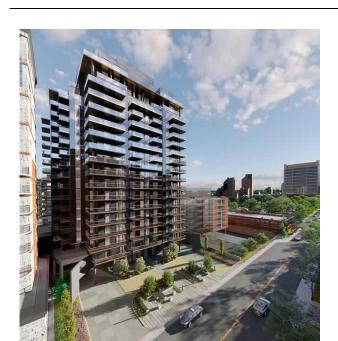


## 730 2 Avenue #1106, Calgary T2P0E4

MLS®#: A2168335 Eau Claire Listing 09/25/24 List Price: \$488,000 Area: Date:

Status: Active County: Calgary Change: -\$27k, 13-Nov Association: Fort McMurray



**General Information** 

**Apartment** 

2024 Year Built: Abv Saft: 476

Lot Information Low Sqft:

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: Stall, Titled, Underground

Residential Prop Type: Sub Type:

City/Town: Calgary Finished Floor Area

Ttl Sqft: 476

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

87

Ttl Park: 1

1(1)

1.0 (1 0)

High-Rise (5+)

Garage Sz:

**Utilities and Features** 

Roof: Heating: Forced Air, Natural Gas

Sewer:

Ext Feat:

Utilities:

Concrete Flooring: **Balcony** Vinyl Plank

Water Source: Fnd/Bsmt:

Construction:

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

Int Feat: Open Floorplan, Quartz Counters

**Room Information** 

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$303 Fee Simple 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/

Property Listed By: RE/MAX Real Estate (Central)

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







