

730 2 Avenue #310, Calgary T2P 0E4

MLS®#: **A2184111** Area: **Eau Claire** Listing Date: **12/23/24** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **400**
 Low Sqft:
 Ttl Sqft: **400**

DOM

40
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **0**
 Garage Sz:

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**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`4" x 9`0"	Living Room	Main	8`4" x 6`11"
Laundry	Main	3`1" x 3`0"	Bedroom - Primary	Main	10`6" x 7`2"
Foyer	Main	12`5" x 3`8"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$264** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: 2411886

Remarks

Pub Rmks: Experience the perfect blend of elegance, comfort, and convenience in the brand new First & Park building in the heart of Eau Claire. This 1 bed/1bath condo offers exceptional value with low condo fees, and is an excellent opportunity for first-time buyers or investors. Vinyl plank flooring sprawls across the open layout effortlessly connecting the kitchen, dining and living space. The well quipped kitchen boasts porcelain marble countertops and backsplash, Fulgor stainless steel Energy Star appliances including gas cooktop, and under cabinet lighting. Barn doors lead to the primary retreat while a full bathroom and in-suite washer & dryer add to the convenience and complete the unit. A private and spacious covered patio comes with gas line hookup and offers views of the Peace Bridge. Titled storage guarantees you have space for all your seasonal items without taking up space from the unit. This brand new complex offers an array of amenities such as an elegant lobby with lounge area, fitness and yoga room, bike storage, outdoor gathering area, an owners lounge that can accommodate large catered gatherings, and concierge services from 9-5. Its proximity to downtown includes shops, restaurants, and entertainment venues, along with easy access to the +15, major thoroughfares, and public transportation, makes it an ideal choice for anyone looking to immerse themselves in the vibrant lifestyle of Calgary. Work and live the urban lifestyle where every convenience is within steps, and nature's beauty is outside your doorstep.

Inclusions: n/a
Property Listed By: RE/MAX House of Real Estate

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









