

730 2ND Avenue #409, Calgary T2P 1R8

MLS®#: **A2184527** Area: **Eau Claire** Listing Date: **12/26/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 05-Mar** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **555**
 Low Sqft:
 Ttl Sqft: **555**

Titled, Underground

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	5' 5" x 2' 11"	4pc Bathroom	Main	4' 11" x 8' 0"
Kitchen	Main	5' 11" x 11' 8"	Bedroom	Main	7' 3" x 8' 4"
Entrance	Main	4' 1" x 8' 4"	Dining Room	Main	5' 8" x 7' 6"
Living Room	Main	9' 4" x 9' 2"	Bedroom - Primary	Main	8' 9" x 9' 0"
3pc Ensuite bath	Main	4' 11" x 7' 11"	Balcony	Main	8' 7" x 6' 11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$345

Fee Simple

TBD

Fee Freq:
Monthly

Legal Desc: 2411886;41

Remarks

Pub Rmks: **Welcome to the prestigious First & Park Building, where elegance, comfort, and convenience converge in the heart of Eau Claire. This 2-bedroom, 2-bathroom condo embodies urban sophistication, offering an exceptional lifestyle just steps away from Prince's Island Park, the Bow River pathways, and Calgary's vibrant downtown core. Designed with both style and functionality in mind, the open-concept layout seamlessly connects the living, dining, and kitchen spaces, making it ideal for entertaining or relaxing. The interior boasts luxury vinyl plank flooring throughout and comes with window coverings included, ensuring a polished, move-in-ready experience. The gourmet kitchen features premium appliances, Caesarstone countertops and backsplash, under-cabinet lighting, and a gas cooktop, combining elegance with practicality. The primary bedroom is thoughtfully designed with an ensuite bathroom and the second bedroom provides additional flexibility for guests or a home office. Both bathrooms are finished with modern fixtures and stylish details. Step outside to a covered balcony that includes a gas line hookup, perfect for outdoor dining or unwinding at the end of the day. Additionally, titled storage ensures you have space for seasonal items without taking up valuable room in the unit. This brand-new building offers a range of luxurious amenities, including an elegant lobby, a meeting room, a fitness and yoga studio and an owners' lounge for hosting events. Concierge services are available during the day, and bike storage is provided for convenience. Ideally located, this condo offers easy access to downtown shops, restaurants, entertainment venues, and the +15 Network indoor walkways, along with easy connectivity to major thoroughfares and public transportation. With nature's beauty at your doorstep and every urban convenience within reach, this is your chance to live the vibrant lifestyle Calgary has to offer. Don't miss this rare opportunity to own in a high-demand building. Whether you're searching for your dream home or a savvy investment, this unit is sure to impress. Schedule your private tour today!**

Inclusions: **None**
Property Listed By: **Elevate Property Management**

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











