

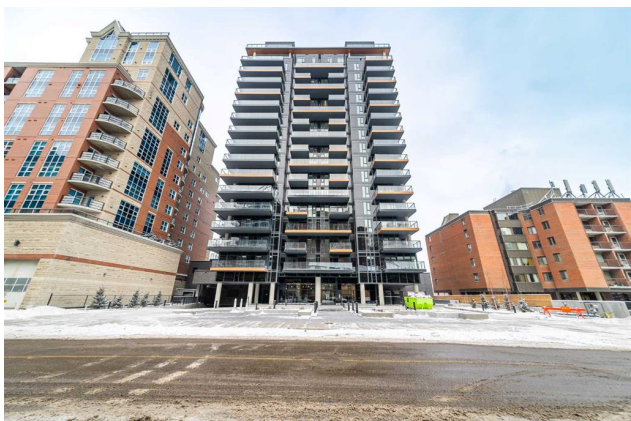


THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #403, Calgary T2P0E4

MLS®#: **A2185375** Area: **Eau Claire** Listing Date: **01/08/25** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **28,524 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **464**
 Low Sqft:
 Ttl Sqft: **464**

DOM

24
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**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**
 Int Feat: **No Smoking Home, Quartz Counters, Recreation Facilities**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`8" x 4`11"	Bedroom	Main	7`5" x 11`2"
Foyer	Main	5`4" x 9`0"	Kitchen	Main	8`1" x 11`4"
Living Room	Main	7`7" x 11`4"			

Legal/Tax/Financial

Condo Fee: **\$282** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 2411886

Remarks

Pub Rmks: **Elegant 1-Bedroom Condo in the Heart of Eau Claire Experience urban living at its finest in the exclusive First & Park Building, where modern elegance and prime convenience converge. This meticulously crafted 1-bedroom condo boasts an open-concept layout that harmoniously blends the living, dining, and kitchen spaces, offering a perfect setting for both relaxation and entertaining. The home features sleek luxury vinyl plank flooring throughout, exuding style and ensuring durability, making it an ideal choice for a low-maintenance lifestyle. Located just steps from Prince's Island Park and the downtown financial core, this condo offers an unbeatable combination of serenity and accessibility. Whether you're looking for a peaceful retreat in the heart of the city or a savvy investment opportunity, this property delivers on every level. Don't miss your chance to make this exceptional home yours—schedule your private viewing today!**

Inclusions: N/A
Property Listed By: RE/MAX First

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





