

**730 2 Avenue #105, Calgary T2P 0E4**

MLS® #: **A2185697**      Area: **Eau Claire**      Listing Date: **01/06/25**      List Price: **\$625,000**  
 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:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **828**  
 Low Sqft:  
 Ttl Sqft: **828**

DOM  
**3**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 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: **BBQ gas line,Covered Courtyard,Private Entrance**  
 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: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>7' 9" x 17' 3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7' 11" x 8' 11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8' 4" x 9' 11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$480

Fee Simple

TBD

Fee Freq:  
Monthly

Legal Desc: 2411886

Remarks

Pub Rmks: **Missed out on this highly sought-after project? Here's your second chance! We're offering exclusive assignment sales from original buyers looking to transfer their units before closing. This stunning 2-bedroom condo in the prestigious First & Park Building redefines luxury living. Nestled in the heart of Eau Claire, this residence offers an unmatched combination of elegance and convenience. With 10 ft ceilings, an open-concept layout, and a private entrance, this main-floor unit is designed for seamless living and entertaining. Enjoy premium finishes, including luxury vinyl plank flooring, and take in the West-facing views from this prime location just steps from Prince's Island Park and downtown's financial core. Window coverings are included, and with the unit still under construction, photos will be uploaded soon to showcase its full potential. Whether you're looking for your dream home or a savvy investment, this is a rare opportunity you don't want to miss. Contact Sandy (Direct Realtor Partner with Graywood Developments) for more information.**

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



