



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #1208, Calgary T2P 0E4

MLS® #: **A2185796**

Area: **Eau Claire**

Listing Date: **01/06/25**

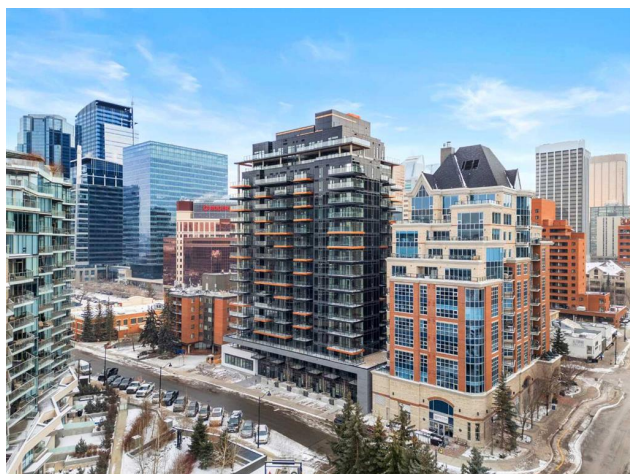
List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **774**
Low Sqft:
Ttl Sqft: **774**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

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: **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,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,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>
Bedroom - Primary	Main	10`8" x 9`0"	3pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`3" x 11`0"
Kitchen	Main	11`4" x 13`7"	Living Room	Main	11`7" x 8`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$449

Fee Simple

TBD

Fee Freq:
Monthly

Legal Desc: 2411886

Remarks

Pub Rmks: **Missed out on this highly sought-after project? Here's your chance to secure a prime unit through an exclusive assignment sale from an original buyer before closing! This stunning 2-bedroom condo in the prestigious First & Park Building defines luxury living in the heart of Eau Claire. Located on the 12th floor, it features West-facing views, a large balcony, 1 titled parking stall, and 1 titled storage locker. Enjoy premium finishes, including luxury vinyl plank flooring, and the convenience of window coverings included. Just steps from Prince's Island Park and downtown's financial core, this location offers elegance and accessibility. With the unit still under construction, photos will be uploaded soon to highlight its full potential. Don't miss this rare opportunity for your dream home or a smart investment. Contact us today for details!**

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



