



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #802, Calgary T2P 1R8

MLS®#: **A2188711**

Area: **Eau Claire**

Listing Date: **01/24/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 21-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **773**

Low Sqft:

Ttl Sqft: **773**

DOM

44

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **High Ceilings, 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>
Kitchen	Main	17`0" x 17`4"	Den	Main	7`0" x 5`0"
Living Room	Main	11`0" x 11`0"	Foyer	Main	13`0" x 6`9"
Bedroom - Primary	Main	9`7" x 9`3"	Bedroom	Main	9`0" x 8`5"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$537

Title:
Fee Simple

Zoning:
TBD

Fee Freq:
Monthly

Legal Desc: **2411886**

Remarks

Pub Rmks: ****OPEN HOUSE, SUNDAY, MARCH 9TH, 12:30PM TO 2:30pm.** VIEWS OF THE BOW RIVER! WRAP-AROUND BALCONY! Experience elevated urban living with this exquisite 2-bedroom + den, 2-bathroom, end unit condo, ideally located in the vibrant and sought-after Eau Claire neighborhood. Situated on the 8th floor of the newly constructed First & Park building, this home offers breathtaking views of the Bow River and iconic Peace Bridge, all just steps away from Prince's Island Park, the Bow River pathways, and downtown core. This home features sleek vinyl plank flooring throughout, a spacious open floor plan with soaring 10-foot ceilings, and floor-to-ceiling windows throughout the main living areas. The modern kitchen is equipped with premium Fulgor stainless steel appliances, including a gas cooktop, porcelain marble countertops and backsplash, under-counter lighting, and large island. The primary bedroom serves as a peaceful retreat, with its own private ensuite featuring contemporary fixtures, while the second bedroom is perfect for guests or an additional den area. The main bathroom continues with modern finishes and a contemporary design. Working from home has never been easier with a secluded office space, or make this an additional storage area. Extend your living space with a large 18ft X 18ft wrap-around balcony - enjoy early morning sunrises, late sunsets, and peaceful views of the Bow River. Titled underground parking ensures added convenience, along with ample underground visitor parking. This building boasts impressive amenities, including a sophisticated lobby, a meeting room, a fully equipped fitness and yoga studio, and an owners' lounge perfect for social gatherings. With daytime concierge services and secure bike storage, convenience is seamlessly integrated into your urban lifestyle. This condo offers effortless access to downtown's vibrant shops, dining, entertainment venues, and the +15 Network indoor walkways. Enjoy the perfect balance of urban convenience and natural beauty in this exceptional property, where city living meets tranquility. Be the first to live in this brand new home! Builder's marketing floor plan: E1 2 bed + Den (interior 861 sq. ft.)**

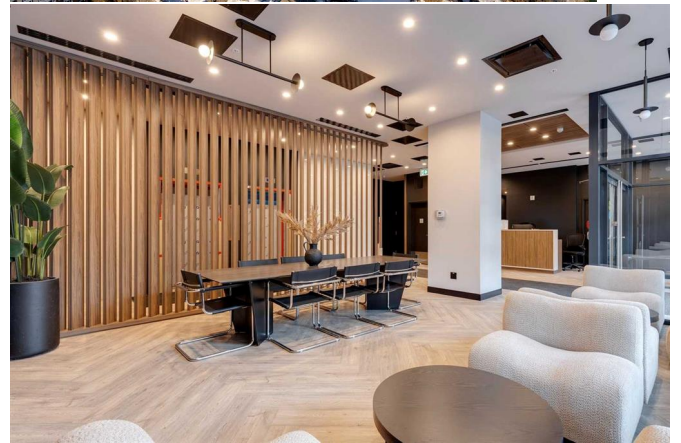
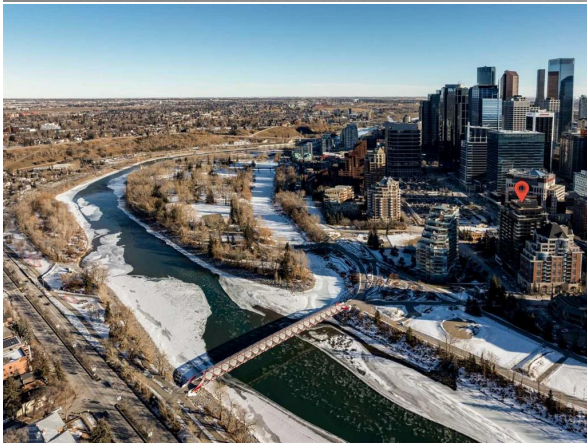
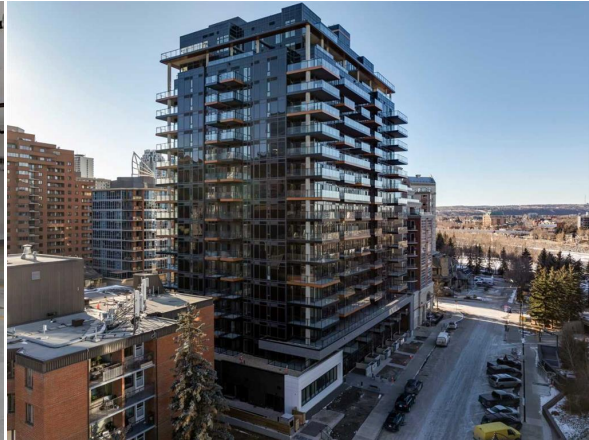
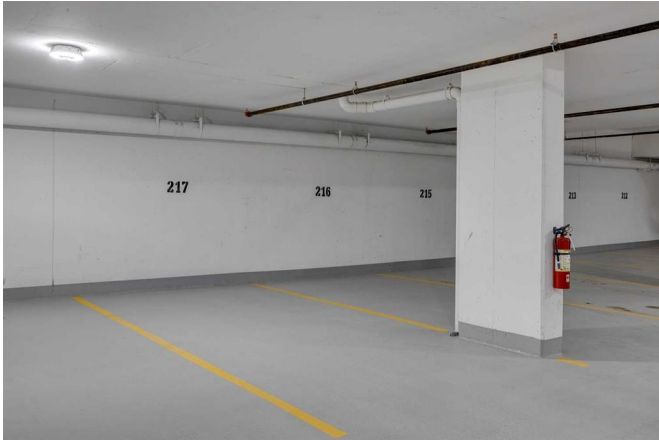
Inclusions: **Window Coverings**
Property Listed By: **eXp Realty**

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











802 - 730 2 AVE SW CALGARY
 MAIN - 771.52 SQ. FT. / 7.180 SQ. M2
 LIVING ROOM - 771.52 SQ. FT. / 7.180 SQ. M2
 CONVENTIONAL CONDO
 100 SQ. FT. REAR BALCONY (NOT INCLUDED)
 PRELIMINARY TO SELL
 ALL MEASUREMENTS ARE APPROXIMATE
 WITH 5% DISCREPANCY AND ARE NOT TO BE
 CONSIDERED AS OFFICIAL
 DIMENSIONS OR AREAS.

