

**730 2 Avenue #1404, Calgary T2P 1R8**

MLS®#: **A2189240** Area: **Eau Claire** Listing Date: **01/21/25** List Price: **\$470,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **410**  
 Low Sqft:  
 Ttl Sqft: **410**

DOM

**32**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 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: **Balcony,BBQ gas line**  
 Construction: **Concrete**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

| Room                | Level       | Dimensions             | Room               | Level       | Dimensions             |
|---------------------|-------------|------------------------|--------------------|-------------|------------------------|
| <b>4pc Bathroom</b> | <b>Main</b> | <b>4' 11" x 8' 9"</b>  | <b>Living Room</b> | <b>Main</b> | <b>11' 1" x 7' 9"</b>  |
| <b>Kitchen</b>      | <b>Main</b> | <b>11' 8" x 2' 10"</b> | <b>Bedroom</b>     | <b>Main</b> | <b>11' 4" x 71' 5"</b> |
| <b>Foyer</b>        | <b>Main</b> | <b>9' 0" x 5' 6"</b>   | <b>Dining Room</b> | <b>Main</b> | <b>11' 8" x 5' 6"</b>  |

Legal/Tax/Financial

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

Monthly

Legal Desc: 2411886

Remarks

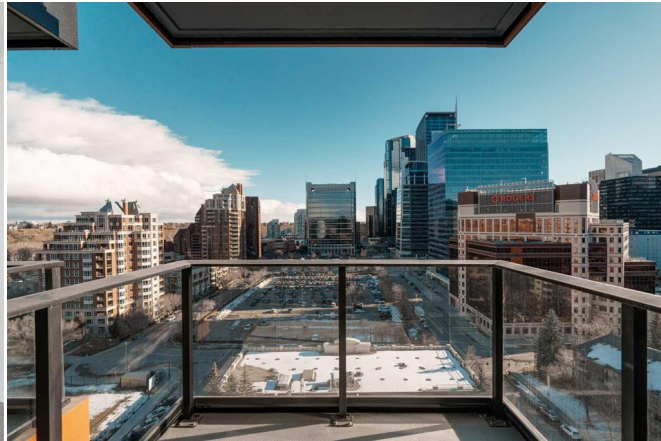
Pub Rmks: **Missed out on this highly sought-after project? Here's your second chance! We're offering exclusive assignment sales from original buyers looking to transfer their units before closing. This elegant 1-bedroom condo on the 14th floor of the prestigious First & Park Building offers a perfect blend of luxury and convenience. Located in the heart of Eau Claire, the residence boasts 10 ft ceilings, an open-concept layout, and premium finishes like luxury vinyl plank flooring. This unit is designed for stylish and comfortable living. Situated just steps from Prince's Island Park and Calgary's downtown core, you'll enjoy the best of urban living in a highly desirable location. Window coverings are included. Whether you're seeking a chic home or a smart investment, this is an opportunity you don't want to miss. Contact Sandy, direct realtor partner with Graywood Developments, for more details.**

Inclusions: N/A  
Property Listed By: The Real Estate District

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







**Suite A2**

1 bedroom  
interior: 471 sq. ft.  
exterior: 47 sq. ft.  
total: 518 sq. ft.

**first & park**  
LIVING/DINING 157 sq. ft.  
KITCHEN 41 sq. ft.  
BEDROOM 143 sq. ft.  
BATHROOM 59 sq. ft.  
BALCONY 47 sq. ft.

© 2018 First & Park. All rights reserved. This is a conceptual rendering of the proposed development. The actual design and construction of the project may vary. The information is provided for informational purposes only and does not constitute an offer of real estate. Please contact your real estate agent for more information.

