



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2189240**      Area: **Eau Claire**      Listing Date: **01/21/25**      List Price: **\$480,000**  
 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: **471**  
 Low Sqft:  
 Ttl Sqft: **471**

DOM

**1**  
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>Living Room</b> | <b>Main</b> | <b>11`7" x 7`9"</b> |
| <b>Kitchen</b>      | <b>Main</b> | <b>11`6" x 8`2"</b> | <b>Bedroom</b>     | <b>Main</b> | <b>11`7" x 7`7"</b> |

Legal/Tax/Financial

Condo Fee: **\$273**      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, and as the unit is still under construction, photos will be uploaded soon to highlight its full potential. 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:

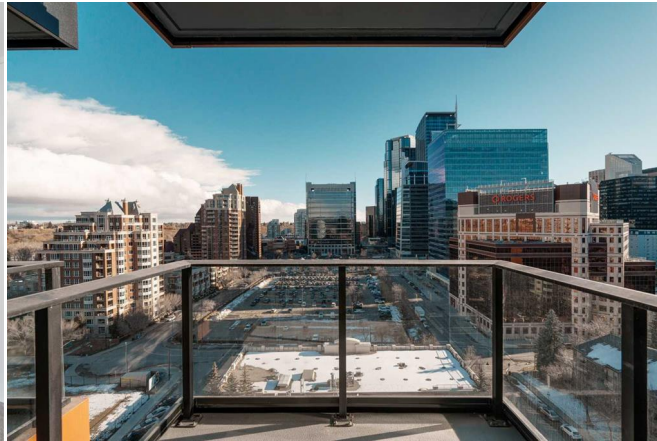
N/A

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 117' x 7' 6"  
BEDROOM 11' x 11' 6"  
KITCHEN 10' x 10' 6"  
BATHROOM 5' x 6' 6"  
BALCONY

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