

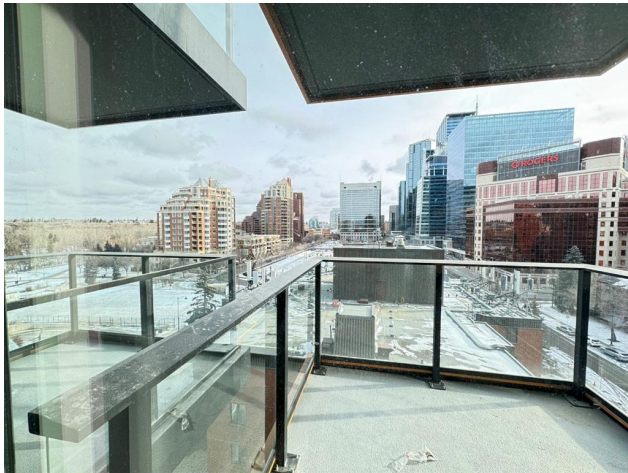


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2 Avenue #804, Calgary T2P 1R8**

MLS® #: **A2189296**      Area: **Eau Claire**      Listing Date: **01/21/25**      List Price: **\$425,000**  
 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:  
 Access:  
 Lot Feat:  
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **412**  
 Low Sqft:  
 Ttl Sqft: **412**

DOM

**1**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dryer,Microwave Hood Fan,Refrigerator**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 7`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`11"</b>

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **2411886**

Remarks

Pub Rmks: **Welcome to this stunning 1-bedroom condo on the 8th floor of the prestigious First & Park Building, where luxury living meets breathtaking views. Enjoy a spacious open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. Step outside onto your expansive balcony and take in sweeping views of downtown Calgary and the Bow River, offering a serene backdrop to everyday life. The condo features high-end finishes, including luxury vinyl plank flooring. Located in the heart of Eau Claire, just steps from Prince's Island Park and vibrant downtown, this home provides unparalleled access to the best of the city. Whether you're looking for a sophisticated new residence or a smart investment, this rare opportunity is one you won't want to miss!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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

