



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #105, Calgary T2P 1R8

MLS®#: **A2189323**

Area: **Eau Claire**

Listing Date: **01/21/25**

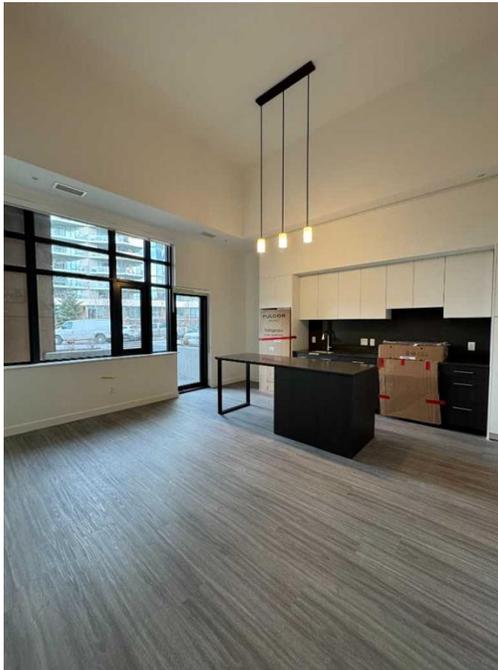
List Price: **\$625,000**

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: **762**
Low Sqft:
Ttl Sqft: **762**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 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: **BBQ gas line,Private Entrance**

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,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 5`3"	Bedroom - Primary	Main	12`5" x 80`11"
3pc Ensuite bath	Main	8`0" x 5`0"	Bedroom	Main	11`7" x 8`5"
4pc Bathroom	Main	8`0" x 4`11"	Living Room	Main	16`7" x 12`4"

Legal/Tax/Financial

Condo Fee: \$519	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 stunning 2-bedroom condo in the prestigious First & Park Building redefines luxury living. Nestled in the heart of Eau Claire, this residence offers an unmatched combination of elegance and convenience. With 10 ft ceilings, an open-concept layout, and a private entrance, this main-floor unit is designed for seamless living and entertaining. Enjoy premium finishes, including luxury vinyl plank flooring, and take in the West-facing views from this prime location just steps from Prince's Island Park and downtown's financial core. Window coverings are included, and with the unit still under construction, photos will be uploaded soon to showcase its full potential. Whether you're looking for your dream home or a savvy investment, this is a rare opportunity you don't want to miss. Contact Sandy (Direct Realtor Partner with Graywood Developments) for more information.**

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 DS-1
2 bedroom
interior: 525 sq. ft.
exterior: 104 sq. ft.
total: 629 sq. ft.

first & park
CONDOMINIUM
1000 PARK AVENUE

LEVEL 4

STANWOOD

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