



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2ND Avenue #405, Calgary T2P 1R8**

MLS® #: **A2189349**

Area: **Eau Claire**

Listing Date: **01/22/25**

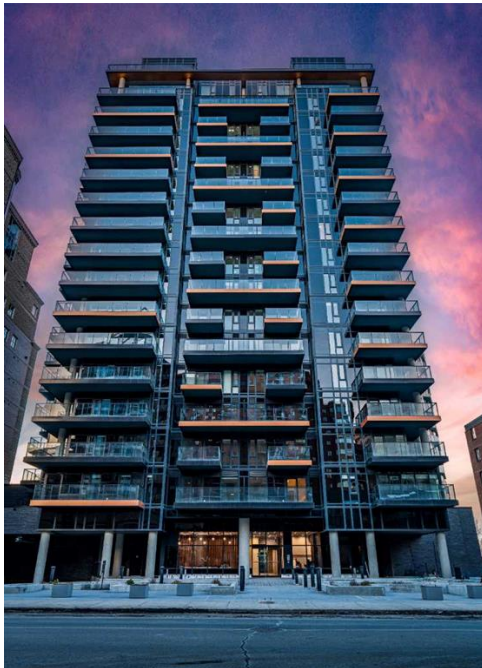
List Price: **\$729,000**

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: **795**  
Low Sqft:  
Ttl Sqft: **795**

DOM

**8**  
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: **Stall, Underground**

Utilities and Features

Roof: **See Remarks**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Open Floorplan, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	12`8" x 6`6"
Living Room	Main	10`7" x 9`11"
Laundry	Main	3`0" x 2`10"
4pc Bathroom	Main	7`11" x 4`11"
Bedroom - Primary	Main	16`10" x 9`3"

Room	Level	Dimensions
Kitchen	Main	17`3" x 7`4"
Den	Main	4`11" x 6`11"
Balcony	Main	17`2" x 17`6"
3pc Ensuite bath	Main	4`10" x 7`11"
Bedroom	Main	9`11" x 8`2"

Legal/Tax/Financial

Condo Fee:  
**\$528**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

Legal Desc: **2411886**

Remarks

Pub Rmks: **Exceptional 2-Bedroom, 2-Bathroom Condo in the Prestigious First and Park Building, Eau Claire Presenting a rare opportunity to own a brand-new 795 sqft corner unit in the highly sought-after First and Park building. This meticulously designed residence features 2 generous bedrooms, 2 full bathrooms, and a dedicated den, ideal for a home office or study. The open-concept living area, enhanced by abundant natural light, provides a seamless space for both relaxation and entertaining. The chef-inspired kitchen is outfitted with premium European stainless steel appliances, offering both functionality and style. The expansive L-shaped balcony extends the living space outdoors, providing an exceptional area to enjoy the surrounding views. Residents of First and Park enjoy an array of exceptional amenities, including a fully-equipped fitness center, a sophisticated common living area, and a versatile meeting room. The building's elegant lobby and professional concierge service, coupled with 24-hour on-site security, ensure a heightened level of service and security. Heated underground parking further adds to the convenience of this outstanding property. Situated in the vibrant Eau Claire neighborhood, this residence is ideally located near premier dining, shopping, and recreational opportunities, offering a lifestyle of unparalleled comfort and convenience.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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

