



THE
A-TEAM

**RE/MAX
FIRST**

730 2 Avenue #507, Calgary T2P 0E4

MLS® #: **A2189630**

Area: **Eau Claire**

Listing Date: **01/23/25**

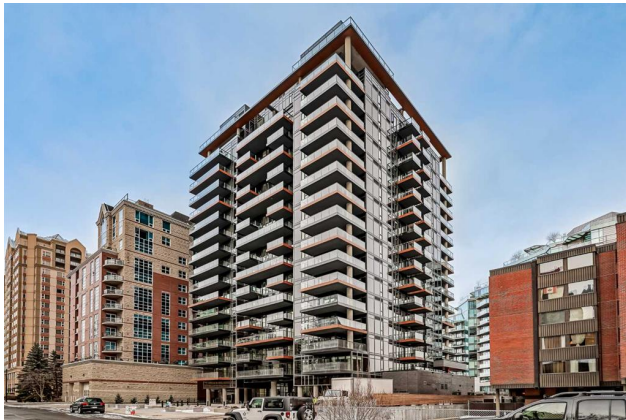
List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
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: **476**
Low Sqft:
Ttl Sqft: **476**

DOM

9
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Living Room	Main	10`8" x 9`9"
Kitchen With Eating Area	Main	9`4" x 10`3"	Office	Main	6`9" x 7`9"
Bedroom - Primary	Main	10`11" x 9`3"			

Legal/Tax/Financial

Condo Fee:
\$295

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:

2411886

Monthly

Remarks

Pub Rmks:

Discover the pinnacle of urban living in the prestigious First & Park Building, where modern sophistication meets unmatched convenience. This thoughtfully designed 1-bedroom + den condo features an open-concept layout that seamlessly integrates the living, dining, and kitchen areas—perfect for both relaxing and entertaining. The sleek luxury vinyl plank flooring throughout adds a touch of elegance while offering exceptional durability, making it an excellent choice for a stylish, low-maintenance lifestyle. Situated steps away from Prince's Island Park and the downtown financial district, this home provides tranquillity and accessibility. Whether you're seeking a serene urban retreat or a smart investment, this condo ticks all the boxes. Don't miss out on this opportunity.

Inclusions:

na

Property Listed By:

eXp Realty

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



