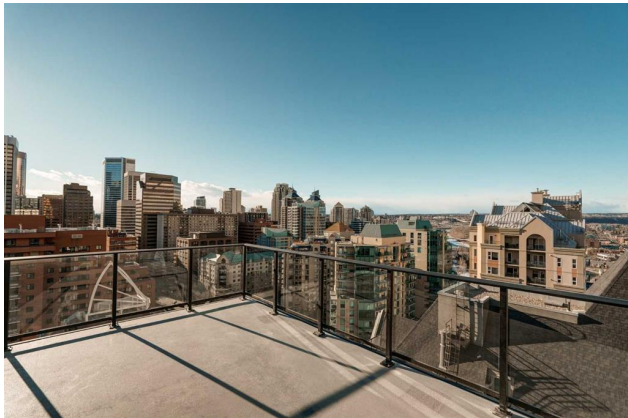


730 2 Avenue #1803, Calgary T2P 1R8

MLS®#: **A2190334** Area: **Eau Claire** Listing Date: **01/27/25** List Price: **\$1,199,000**
 Status: **Active** County: **Calgary** Change: **-\$51k, 03-Mar** 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: **1,364**
 Low Sqft:
 Ttl Sqft: **1,364**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-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,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,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	5`6" x 18`5"	Bedroom - Primary	Main	14`2" x 12`1"
Kitchen	Main	10`7" x 18`10"	Living Room	Main	9`0" x 23`4"
Dining Room	Main	7`6" x 10`2"	Foyer	Main	17`4" x 6`8"
Office	Main	9`6" x 6`9"	Laundry	Main	5`7" x 5`10"
4pc Bathroom	Main	5`0" x 10`0"	Bedroom	Main	13`7" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$947** Title: **Fee Simple** Zoning: **TBD**

Fee Freq:
Monthly

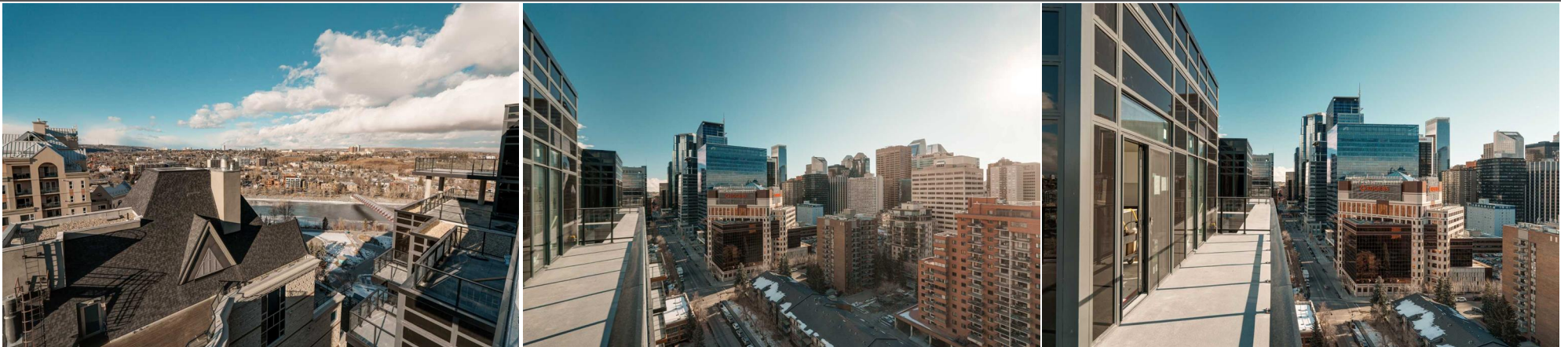
Legal Desc: **2411886**

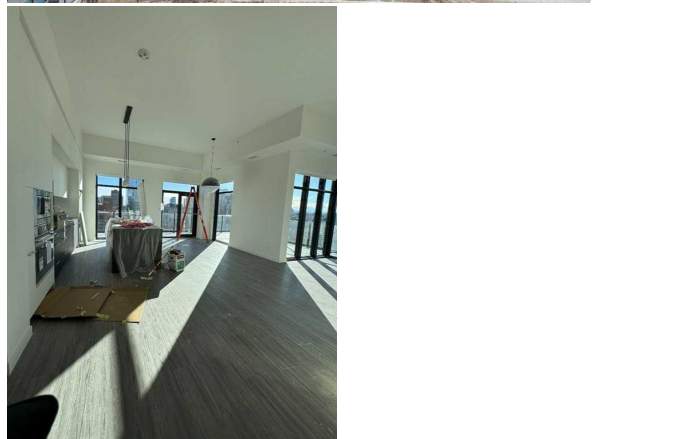
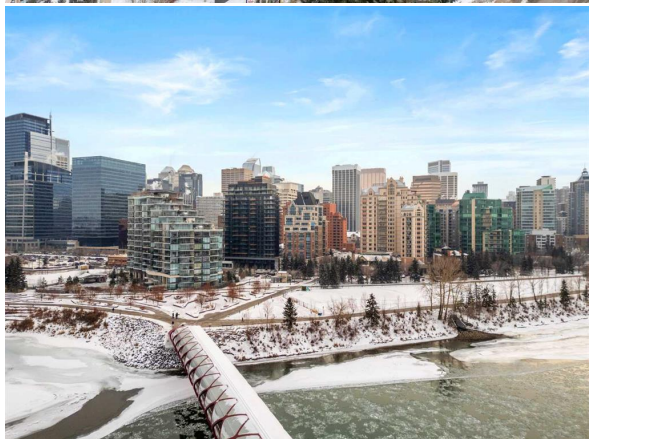
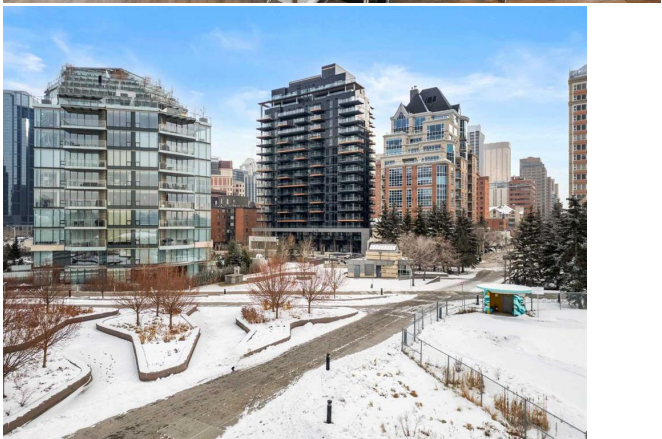
Remarks

Pub Rmks: **Indulge in the pinnacle of elegance and comfort at this premier penthouse in the coveted First & Park Building. This stunning residence offers an unparalleled blend of sophistication and functionality, featuring 2 bedrooms, 2 bathrooms, and a versatile den—ideal for both relaxation and productivity. The thoughtfully designed open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a perfect environment for entertaining or enjoying quality time at home. The spacious master bedroom serves as a personal retreat, complete with a lavish 5-piece ensuite featuring a soaker tub, dual vanity, and walk-in shower—crafted for ultimate rejuvenation. Step outside onto the expansive wrap-around balcony, where west-facing views showcase breathtaking vistas of the majestic mountains, glimpses of the Bow River, and Calgary's dynamic downtown skyline. It's the perfect setting for serene mornings or unwinding evenings. This penthouse includes one titled parking stall and a storage locker, with an option to purchase an additional parking stall through the builder—contact the listing agent for details. Note: The unit is still under construction, and updated photos will be provided upon completion. Seize this rare opportunity to own a piece of Calgary's finest luxury living.**

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 PH3

2 bedroom - den
interior: 1481 sq. ft.
exterior: 344 sq. ft.
total: 1825 sq. ft.



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