



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2 Avenue #1001, Calgary T3B 5T2**

MLS® #: **A2192284**

Area: **Eau Claire**

Listing Date: **02/07/25**

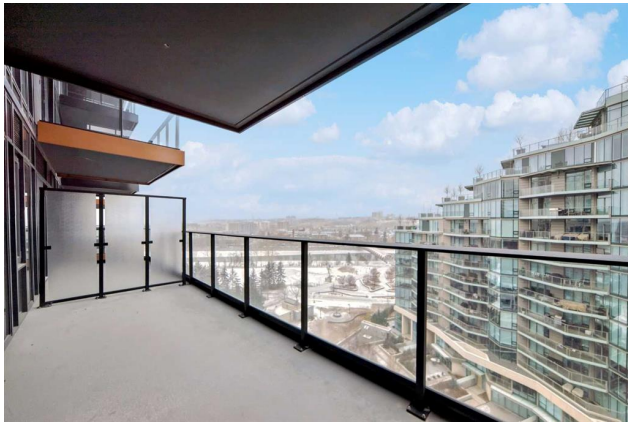
List Price: **\$486,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2024**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **516**  
Low Sqft:  
Ttl Sqft: **516**

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Titled, Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`2" x 4`1"
Kitchen With Eating Area	Main	13`3" x 10`4"
Bedroom	Main	7`9" x 8`6"
Bedroom - Primary	Main	8`10" x 9`1"

Room	Level	Dimensions
Laundry	Main	3`0" x 2`11"
Living Room	Main	11`9" x 9`0"
4pc Bathroom	Main	4`11" x 7`8"
Balcony	Main	6`11" x 19`7"

Legal/Tax/Financial

Condo Fee:  
**\$355**

Title:  
**Fee Simple**

Zoning:  
**CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **2411886**

Remarks

Pub Rmks: **Discover elevated urban living in this stunning one bedroom + den, Park View unit condo, perfectly positioned in the highly desirable Eau Claire neighborhood. Nestled on the 10th floor of the newly built First & Park Condos by Graywood Developments, this unit offers unparalleled views of the Bow River and the iconic Peace Bridge, steps from Prince's Island Park, scenic river pathways, and Calgary's vibrant downtown core. Step into an open-concept layout with soaring 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. The gourmet kitchen is a chef's dream, featuring high-end Fulgor stainless steel appliances, a gas cooktop, sleek quartz countertops and backsplash, and under-cabinet lighting. The primary bedroom is bright and spacious, while the second bedroom/den offers flexibility as a guest room or additional office space. A separate den provides the perfect work-from-home setup or extra storage. The spacious balcony extends your living space, offering serene river views and a front-row seat to breathtaking sunrises and sunsets. Additional conveniences include titled underground parking, ample visitor parking, and secure bike storage. Residents can indulge in top-tier amenities, including a sophisticated lobby with daytime concierge service, a fully equipped fitness and yoga studio, a meeting room, and an exclusive owners' lounge for social gatherings. With direct access to Calgary's best dining, shopping, and entertainment are just minutes away. Embrace the perfect blend of urban sophistication and natural tranquillity in this exceptional home. Be the first to live in this brand-new condo at First & Park—Calgary's newest luxury boutique residence, book your showing today.**

Inclusions: **None**  
Property Listed By: **Homecare Realty Ltd.**

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











