

**730 2ND Avenue #1009, Calgary T2P 1R8**

MLS® #: **A2193358** Area: **Eau Claire** Listing Date: **02/07/25** List Price: **\$549,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Feb** 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: **558**  
 Low Sqft:  
 Ttl Sqft: **558**

DOM  
**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	5' 5" x 3' 11"	4pc Bathroom	Main	4' 11" x 7' 11"
Kitchen	Main	5' 11" x 11' 9"	Bedroom	Main	7' 3" x 7' 11"
Entrance	Main	4' 2" x 7' 4"	Dining Room	Main	8' 0" x 7' 7"
Living Room	Main	9' 5" x 9' 2"	Bedroom - Primary	Main	8' 10" x 8' 11"
3pc Ensuite bath	Main	4' 11" x 7' 11"	Balcony	Main	8' 4" x 6' 11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$341**

**Fee Simple**

**TBD**

Fee Freq:

**Monthly**

Legal Desc:

**2411886**

Remarks

Pub Rmks:

**Experience Luxury Living in Eau Claire - First & Park Discover refined urban living in the sought-after First & Park Building, where contemporary design meets everyday convenience in the heart of Eau Claire. This stunning 2-bedroom, 2-bathroom condo offers a sophisticated retreat just steps from Prince's Island Park, the Bow River pathways, and downtown Calgary's finest amenities. Designed for both comfort and style, the open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating a welcoming space for entertaining or unwinding. Luxury vinyl plank flooring flows throughout, while included window coverings add privacy and elegance. The chef-inspired kitchen is equipped with high-end appliances, Caesarstone countertops and backsplash, under-cabinet lighting, and a gas cooktop, making it as functional as it is beautiful. The primary suite features a private ensuite bathroom, while the second bedroom offers versatility as a guest room or home office. Both bathrooms are finished with modern fixtures and sleek accents. Step outside onto your covered balcony, complete with a gas line hookup—ideal for outdoor dining or relaxing with a view. As a resident, you'll enjoy top-tier amenities, including a sophisticated lobby, meeting room, fitness and yoga studio, and an owners' lounge. Concierge service is available during the day, and convenient bike storage is provided. Situated in a prime location, this condo offers easy access to downtown shopping, dining, entertainment, and the +15 Network. With quick connections to major roadways and public transit, commuting is effortless. This is a rare opportunity to own in one of Calgary's most desirable buildings. Whether you're looking for a dream home or a smart investment, this unit delivers both style and value. Book your private tour today!**

Inclusions:

n/a

Property Listed By:

**Elevate Property Management**

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







