



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2 Avenue #1501, Calgary T2P1R8**

MLS®#: **A2194339**

Area: **Eau Claire**

Listing Date: **02/12/25**

List Price: **\$460,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
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: **515**  
Low Sqft:  
Ttl Sqft: **515**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
Garage Sz:

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 Hood Fan,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`8"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 7`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 6`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$355**

Title: **Fee Simple**  
Fee Freq:

Zoning: **TBD**

Monthly

Legal Desc: 2411886

Remarks

Pub Rmks: **Don't miss this incredible opportunity to own a beautifully designed 2-bedroom, 1-bathroom condo in the prestigious First & Park Building, located in the heart of Eau Claire. Perched on the 15th floor, this unit offers breathtaking views and an abundance of natural light. Designed with modern living in mind, the open-concept layout features high-end finishes, including luxury vinyl plank flooring, sleek window coverings, and a spacious balcony perfect for enjoying views of the bow river. Located just steps from Prince's Island Park and downtown Calgary's financial core, this condo offers the perfect blend of luxury, convenience, and accessibility. Currently under construction, this is a rare chance to secure a prime unit before completion. Photos are representation the same floor plan on the 12th floor\* Whether you're looking for a stylish new home or a savvy investment opportunity, this condo is a perfect choice. Contact us today for more details!**

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



