



730 2 Avenue #1208, Calgary T2P 1R8

MLS® #: **A2194565** Area: **Eau Claire** Listing Date: **02/15/25** List Price: **\$610,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,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,Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 12`2"	4pc Bathroom	Main	5`1" x 8`0"
Bedroom - Primary	Main	14`6" x 15`10"	3pc Ensuite bath	Main	4`11" x 9`1"
Bedroom	Main	10`7" x 11`6"	Dining Room	Main	6`9" x 11`11"

Legal/Tax/Financial

Condo Fee: **\$473** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc: **2411886**

Remarks

Pub Rmks:

Welcome to this stunning 12th-floor condo in the heart of Eau Claire, one of Calgary's most sought-after downtown communities. This brand-new 2-bedroom, 2-bathroom home offers a perfect balance of modern elegance and everyday convenience. With expansive southwest views, the spacious balcony is an ideal spot to soak up the sunshine or unwind after a long day. Inside, high-end details shine throughout, including luxury vinyl plank flooring, a sleek kitchen with quartz countertops, a large island, and upgraded kitchen appliances. Thoughtfully designed, this home also features full-sized in-suite laundry, ensuring both style and functionality. Complete with a titled underground parking stall and secure titled storage locker, this condo offers the best of downtown living. Enjoy being just steps from scenic pathways, top-rated restaurants, boutique shops, and vibrant city life. An incredible opportunity to own at First and Park Condos—book your private showing today!

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





