

735 2 Avenue #1001, Calgary T2P 0E4

A2196627 **Eau Claire** 02/25/25 List Price: **\$579,900** MLS®#: Area: Listing

Status: Active Calgary Change: None Association: Fort McMurray County:

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2010 Year Built: Abv Saft: 1,214

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1,214 Lot Shape:

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 1 Garage Sz: 1

2 (2)

2.0 (2 0)

High-Rise (5+)

Access: Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Flooring:

Roof: Construction: Concrete

Heating: **Hot Water, Natural Gas** Sewer:

Ext Feat: **Balcony**

Utilities:

Carpet,Cork Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Room Information

Level **Dimensions** <u>Level</u> **Dimensions** Room Room Legal/Tax/Financial

Condo Fee: Title: Zoning: \$1,100

Fee Simple DC Fee Freq:

Monthly

Legal Desc: 1011462 Remarks Pub Rmks:

Welcome to your new home at The Oscar, a fabulous two—bedroom, two—bath executive—level condo that perfectly blends modern design with urban convenience! Step into a bright and spacious living space where floor-to-ceiling windows fill every room with natural light. The open-concept floor plan is designed for comfortable living and stylish entertaining. A beautiful natural stone feature wall graces the living room and the ensuite bathroom, creating a striking aesthetic that sets the tone for the entire home. The spacious kitchen has a large island featuring solid butcher block countertops, stainless steel appliances, and a gas stove. The kitchen overlooks the living and dining areas, offering river and downtown views. The primary bedroom boasts a large 5-piece spa-style ensuite and a generous walk-in closet—your private sanctuary for relaxation. Sip your morning coffee while taking in stunning downtown views from your NE-facing balcony. A well-proportioned second bedroom, a 4-piece guest bath, in-suite laundry, titled underground parking and a large assigned storage unit complete this fantastic package. This condo offers the ultimate convenience and lifestyle, just a short walk to countless amenities, including restaurants, river pathways, and public transit. Schedule your viewing today and experience the perfect blend of luxury and location!

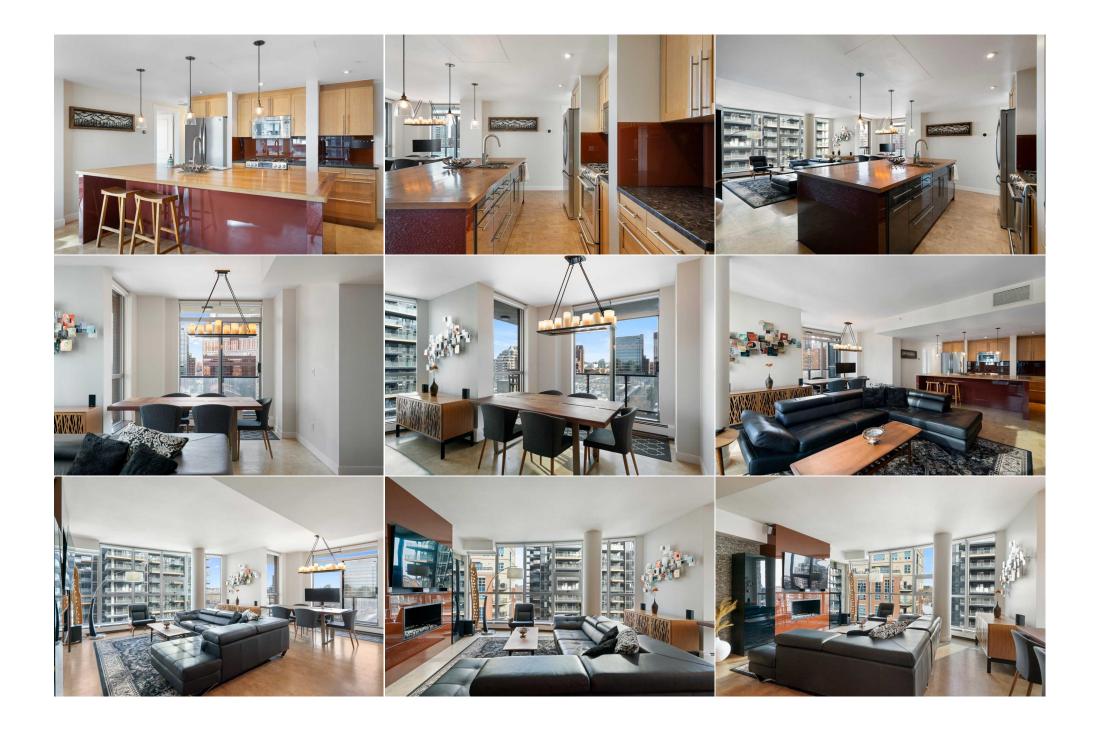
Inclusions:

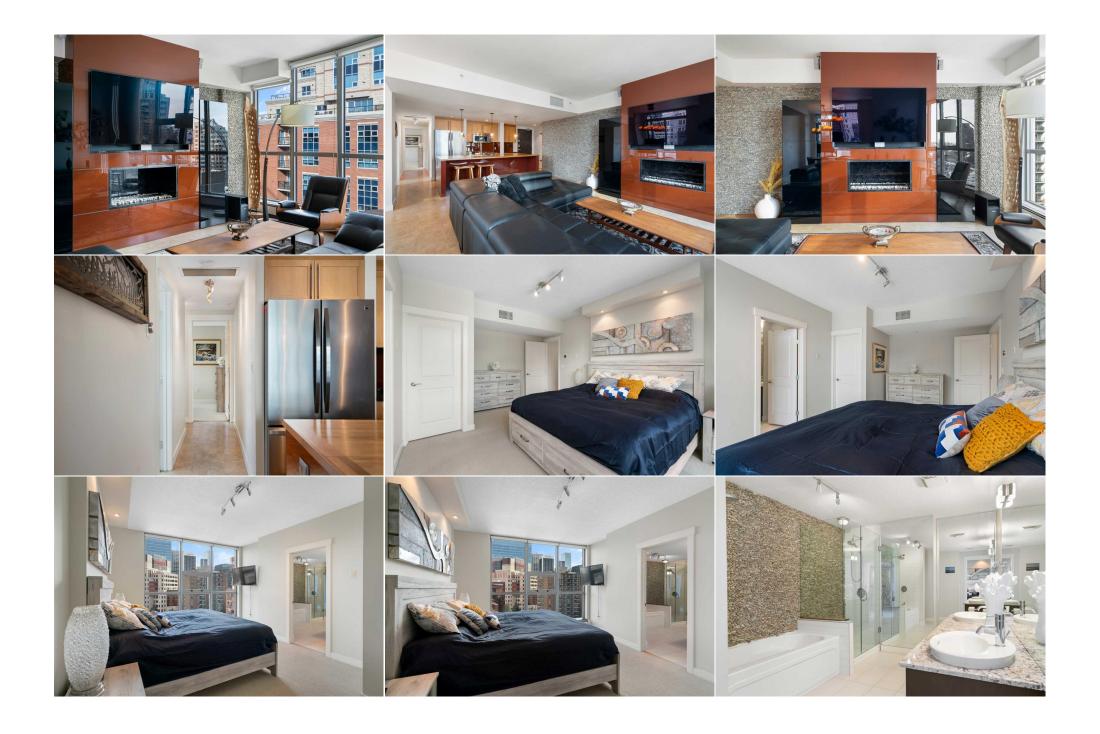
Property Listed By: RE/MAX First

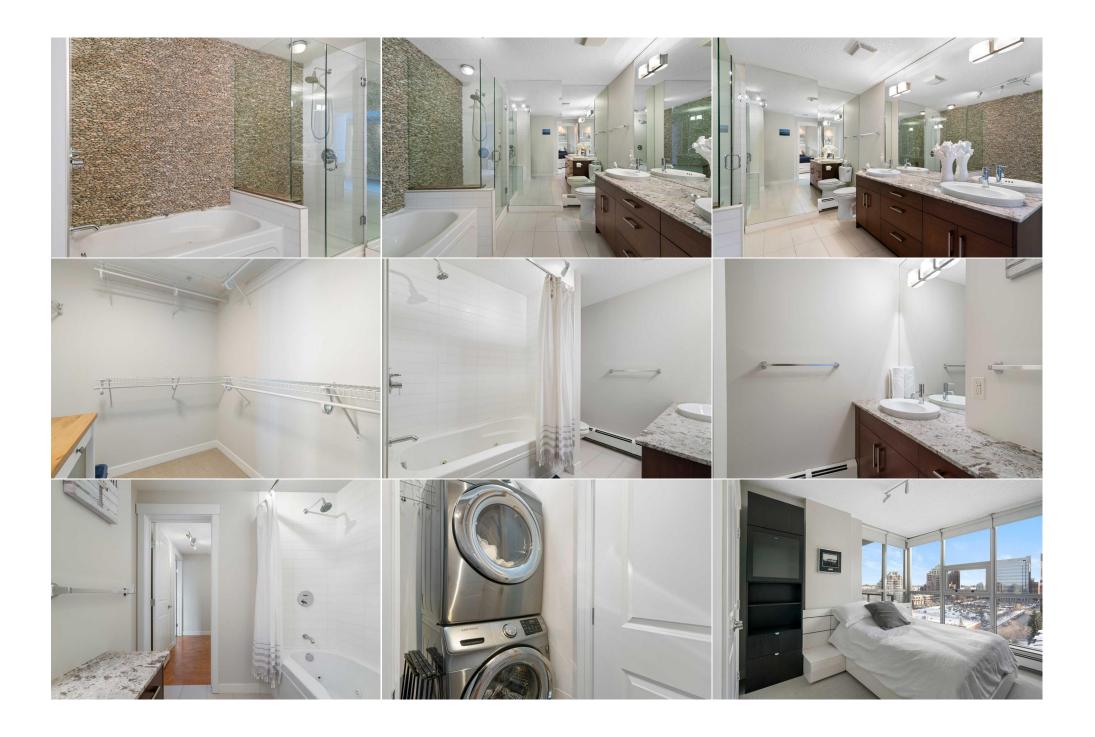
None

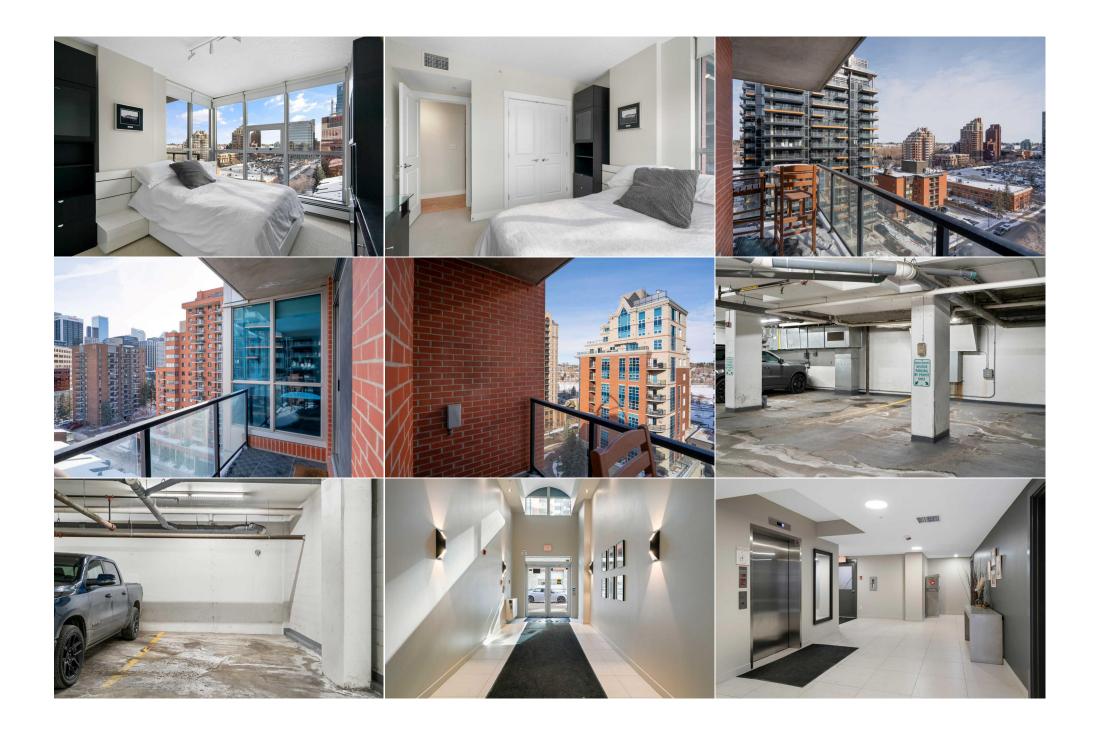
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1001-735 2 Ave SW, Calgary, AB

Property Details

Room Measurements
Only indipropriors are listed. Some listed arooms may be excluded from lotal interior floor area
(e.g. passage). Room dimensions are largest length and width, parts of room may be smaller.
Room area is not always equal to product of length and saleth. Floor Area Information
Floor reress include bodprint area of interior walls. All displayed floor areas are rounded to two
decimal piaces. Total area is computed before rounding and may not equal to sum of displayed
floor areas.

Main Building

Main Building

Man First Tr 77 | 58 as a

\$\$\text{pop Enuise \$9^* \times \$1^* \times \$7^*\$ | 58 as a

Bedroom: \$19^* \times \$1^* \times \$1^*\$ | 58 as a

Bedroom: \$19^* \times \$1^* \times \$1^*\$ | 59 as a

Bedroom: \$19^* \times \$10^* \times \$10^* \times \$10^*\$ |

Bedroom: \$10^* \times \$10^* \times \$10^*\$ | 50 as a

Foyer: \$7^* \times \$10^*\$ | 68 as a

Living: \$1^* \times \$10^*\$ | 68 as a

Living: \$1^* \times \$10^*\$ | 68 as a

Vic. \$7^* \times \$1^*\$ | 50 as a

Vic. \$7^* \times \$2^*\$ | 47 as a

Vic. \$7^* \times \$2^*\$ | 47 as a

Main Building MAIN FLOOR Interior Area: 1214.92 sq ft

Total Above Grade Floor Area, Main Building Interior Area: 1214.92 sq ft

Customer Name: Ashley McKey Customer Company: Re/Max Central Prepared: Feb 21, 2025

The Total Nove Grade Floor Area' is the RNS size of the property. Use Existic Area for disturbed properties, semi-detailed properties, and bowhouses.

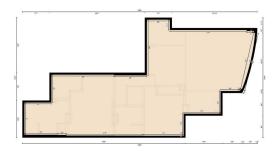
We believe from the properties of the condominant properties and standard condominants. All RNS managements have already sets updated in meet the near policions from this effect duringly; 2024 the property was explained by Colgary Pleas Existed Protein; invence capturprelessing-proteins and properties and property and pr



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