

907, 730 2 Avenue SW
Calgary, Alberta

MLS # A2239720



\$375,000



Division:	Eau Claire			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	483 sq.ft.	Age:	2024 (1 yrs old)	
Beds:	1	Baths:	1	
Garage:	Stall, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Tile, Vinyl Plank		Sewer:	-
Roof:	-		Condo Fee:	\$ 319
Basement:	-		LLD:	-
Exterior:	Concrete		Zoning:	TBD
Foundation:	-		Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters			
Inclusions:	N/A			

Welcome to your new home in First & Park, Eau Claire’s newest luxury concrete high-rise. This bright and inviting 1-bedroom + den condo is located on the 9th floor with a sunny south-facing balcony that fills the space with natural light all day long. The open floor plan makes the most of every square foot, and you'll love the stylish finishes throughout – from the luxury vinyl plank flooring to the modern kitchen with quartz countertops. There's also full-sized in-suite laundry and a titled underground parking stall, which is a rare find for a 1-bedroom in this building. Whether you're a first-time home buyer or an investor looking for a move-in ready, turnkey property, this unit checks all the boxes. Just steps from the river pathways, Prince’s Island Park, great restaurants, shops, and downtown amenities – it’s the perfect blend of comfort, style, and location. Come take a look – you’ll feel right at home.