



**GRASSROOTS**  
REALTY GROUP

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502, 730 2 Avenue SW  
Calgary, Alberta

MLS # A2296388



**\$519,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Experience refined urban living from the 5th floor of First & Park, Eau Claire's newest luxury development. This beautifully appointed 2-bedroom, 2-bathroom residence offers a northeast exposure, welcoming morning sun and sweeping city and Bow River views(including the Peace Bridge) through dramatic floor-to-ceiling windows. The thoughtfully designed open-concept layout combines style and functionality, highlighted by a sleek, CHEF-INSPIRED KITCHEN with quartz countertops, integrated appliances, and HIGH END FINISHED that connect effortlessly to the bright living area. The spacious primary retreat features a SPA-LIKE ENSUITE, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. A TITLE UNDERGROUND PARKING stall and dedicated STORAGE UNIT add everyday convenience. The private balcony is huge and is perfect for your morning coffee and friends/family entertainment. Residents of First & Park enjoy premium amenities including a fully equipped fitness centre, yoga studio, stylish party lounge, contemporary co-working space, concierge service, and an outdoor terrace with gas BBQ hookups. Ideally located in the heart of Eau Claire, you're just steps to the Bow River pathways, Prince's Island Park, and some of Calgary's top restaurants and boutique shopping. Perfect for professionals, downsizers, or those seeking a turnkey lock-and-leave lifestyle, this is downtown living done right.