

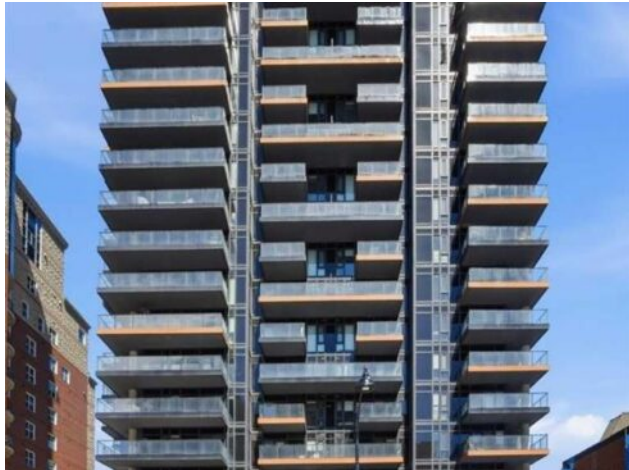


**GRASSROOTS**  
REALTY GROUP

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912, 730 2 Avenue SW  
Calgary, Alberta

MLS # A2304000



**\$1,623,295**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,488 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Near Public Transit, Street Lighting, Views		

<b>Heating:</b>	Central, Natural Gas	<b>Bldg Name:</b>	First & Park
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** For each unit: Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Key Fob(s), Door Key(s)SEE ATTACHED APPENDIXES

Turnkey Investor Package #1 at First & Park, a rare opportunity to secure a strategic 5-unit bundle in one of Calgary's most sought-after inner-city developments. Completed in 2024, this boutique 18-storey concrete tower features just 211 residences, offering a premium, low-density ownership experience in the heart of Eau Claire. Purpose-built for investors looking to maximize cash flow, appreciation, and rental appeal, this curated package features a strong mix of 1 Bed, 1 Bed + Den, and 2 Bed units with highly rentable layouts and desirable exposures. This package includes: Unit 1303 (A1) &ndash; 1 Bed, 1 Bath | East Exposure | 472 SQFT Unit 1304 (A2) &ndash; 1 Bed, 1 Bath | East Exposure | 471 SQFT Unit 1310 (A3) &ndash; 1 Bed, 1 Bath | West Exposure | 452 SQFT Unit 607 (C2) &ndash; 1 Bed + Den, 1 Bath | South Exposure | 522 SQFT Unit 912 (D4) &ndash; 2 Bed, 1 Bath | North Exposure | 571 SQFT With unit sizes ranging from efficient 1-bedroom layouts to a functional 2-bedroom configuration, this package offers diversified rental income streams and broad tenant appeal, ideal for young professionals, couples, and shared accommodations. Smart floorplans, 9&rsquo; ceilings, floor-to-ceiling windows, quartz finishes, and premium appliances position these units for consistent occupancy and long-term growth. Currently, the building permits long-term rentals only, providing investors with a more stable and predictable income stream while supporting consistent tenant retention in a professionally managed environment. Each unit is backed by a 5-Year New Home Warranty, offering added peace of mind and protection for investors purchasing newer construction. What truly sets First & Park apart is its irreplaceable location, positioned directly beside the Bow River pathway system, a 48km network connecting Calgary's most

desirable parks and recreation areas. Residents are steps to Prince's Island Park, the Peace Bridge, and Eau Claire Park, creating unmatched lifestyle appeal that consistently drives rental demand. The building also offers: 24-hour concierge service Fitness centre & yoga studio Owner's lounge + co-working spaces Heated underground parking (EV ready) Secure bike storage Located minutes to downtown offices, transit, restaurants, and shopping, this is a high-demand rental corridor with long-term appreciation fundamentals driven by limited riverfront supply and ongoing inner-city growth. Investor Package #1 delivers a balanced blend of location, product mix, and rental stability, a true plug-and-play opportunity in one of Calgary's most prestigious and walkable communities.