

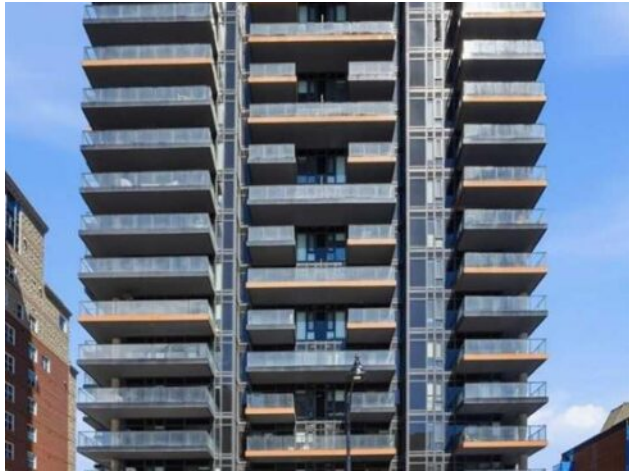


GRASSROOTS
REALTY GROUP

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713, 730 2 Avenue SW
Calgary, Alberta

MLS # A2304374



\$2,924,400

| | | | |
|------------------|-----------------------------------|---------------|------------------|
| Division: | Eau Claire | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 4,497 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | - | | |
| Lot Feat: | Near Public Transit, Paved, Views | | |

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

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

Turnkey Investor Package #2 at First & Park, a premium opportunity to secure a strategic multi-unit portfolio in one of Calgary's most desirable riverfront communities. Completed in 2024, this boutique concrete development offers strong fundamentals for investors seeking stable long-term rental income and appreciation in a supply-constrained inner-city location. Purpose-built for scalability, this package features a high-performing mix of larger layouts, including 2 Bed, 2 Bed + Den configurations, ideal for maximizing rental income and attracting quality tenants. This package includes: Unit 1301 (D1) – 2 Bed, 1 Bath | North Exposure | 571 SQFT Unit 713 (D5) – 2 Bed, 2 Bath | North Exposure | 715 SQFT Unit 813 (D5) – 2 Bed, 2 Bath | North Exposure | 715 SQFT Unit 302 (E1) – 2 Bed + Den, 2 Bath | North East Exposure | 861 SQFT Unit 408 (D2) – 2 Bed + Den, 2 Bath | South West Exposure | 774 SQFT Unit 208 (E1-2) – 2 Bed + Den, 2 Bath | North East Exposure | 861 SQFT This diverse unit mix provides exposure to higher rental brackets, making it ideal for professionals, roommates, and executive tenants seeking proximity to downtown and lifestyle amenities. Larger floorplans with dens add flexibility for work-from-home tenants, further enhancing rental demand. Currently, the building permits long-term rentals only, creating a stable investment environment with predictable income and reduced turnover risk. Each unit is backed by a 5-Year New Home Warranty, offering peace of mind and reduced maintenance concerns for investors. Located steps from the Bow River pathway system, Prince's Island Park, and Eau Claire, First & Park delivers unmatched lifestyle appeal. Residents enjoy immediate access to downtown offices, transit, restaurants, and Calgary's top recreational amenities, a key driver for

sustained rental demand. Building features include: Concierge service Fitness centre & yoga studio Owner's lounge & co-working spaces Heated underground parking & EV readiness Secure bike storage This is a rare opportunity to acquire scale in a prime location, combining larger, high-demand layouts with strong long-term growth fundamentals. Investor Package #2 offers size, versatility, and location, a high-quality addition to any real estate portfolio in Calgary's core.