



1011, 730 2 Avenue SW
Calgary, Alberta

MLS # A2315878



\$649,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 816
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this luxurious 2 bedroom, 2 bathroom plus den corner unit on the 10th floor, nestled in the heart of Eau Claire, Calgary's most prestigious downtown community. Showcasing floor to ceiling windows and a stunning wraparound balcony, this exceptional residence offers spectacular views of the Bow River and Calgary's iconic Peace Bridge. Whether you're entertaining guests or enjoying a quiet morning coffee, the breathtaking riverfront setting provides the perfect backdrop. Inside, you'll find upscale finishes throughout, including luxury vinyl plank flooring, a modern upgraded kitchen with quartz countertops, a spacious island, built-in fridge, built-in gas cook top, under cabinet lighting, and a full size in suite laundry area with additional storage space for everyday convenience. With one titled underground parking stall and a titled secure storage locker included, this home combines luxury with practicality. Residents also enjoy access to a selection of building amenities including a fitness centre, a stylish lounge and party room, and dedicated workspace areas ideal for working from home or meeting guests. Located just steps from the Bow River pathways, world class dining, boutique shopping, and vibrant downtown amenities, this condo delivers the ultimate urban lifestyle. Experience luxury living at First and Park Condos and discover why Eau Claire remains one of Calgary's most sought after communities. Book your private showing today.