



GRASSROOTS
REALTY GROUP

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1602, 730 2 Avenue SW
Calgary, Alberta

MLS # A2324693



\$535,500

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Welcome to Unit 1602 at First & Park, an exceptional 2-bedroom + den, 2-bathroom residence in one of Calgary's most prestigious new developments. This thoughtfully designed home features an open-concept layout, contemporary finishes, and a versatile den that's perfect for a home office or guest space. The true standout is the incredible private balcony with no unit above, offering a rare open-air outdoor living experience that's ideal for relaxing or entertaining while enjoying stunning city views. Located in the heart of Eau Claire, you're just steps from Prince's Island Park, the Bow River pathways, downtown dining, shopping, and entertainment. Urban luxury and an unbeatable location come together in this remarkable home.