



GRASSROOTS
REALTY GROUP

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1011, 730 2 Avenue SW
Calgary, Alberta

MLS # A2331134



\$619,000

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

Rarely does an opportunity like this come to market. Perched on the 10th floor, this beautifully designed corner residence offers over 1,000 square feet of living space with breathtaking Bow River and Peace Bridge views, and is currently the lowest-priced home of its size in the building. Floor-to-ceiling windows make the most of the incredible river views, while the wraparound balcony is the perfect place to enjoy your morning coffee, unwind after work, or entertain against one of Calgary's most iconic backdrops. Inside, you'll find contemporary finishes throughout, including luxury vinyl plank flooring, quartz countertops, a large island, built-in refrigerator, built-in gas cooktop, under-cabinet lighting, and a full-size laundry room with additional storage. The well-designed corner layout provides excellent separation between the bedrooms, while the den offers a flexible space that's ideal for a home office, reading room, or guest space. Located in the heart of Eau Claire, you're just steps from the Bow River pathways, Prince's Island Park, some of Calgary's best restaurants and cafés, boutique shopping, and the downtown business district. It's a location that offers the perfect balance of nature, convenience, and city living. The home also includes a titled underground parking stall and a titled storage locker. Residents enjoy access to premium amenities including a fitness centre, owner's lounge and party room, and dedicated workspaces. If you've been searching for a spacious luxury condo with incredible river views, an unbeatable location, and exceptional value, this home deserves a spot at the top of your list. Book your private showing today. Some photos have been virtually staged to help showcase the home's potential.

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