



GRASSROOTS
REALTY GROUP

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712, 730 2 Avenue SW
Calgary, Alberta

MLS # A2336006



\$345,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	513 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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Enjoy direct, iconic views of the Peace Bridge, Bow River, and lush parklands right from your living room, primary bedroom, and private balcony! Situated on the 7th floor of the prestigious First & Park Condos by Graywood Developments, this beautifully designed 1-bedroom + den residence offers a premium of Eau Claire living. Inside, you'll find a sophisticated open-concept layout accented by 9-foot ceilings, sleek luxury vinyl plank flooring, and wall-to-wall windows that flood the home with natural light while framing the river scenery. The gourmet kitchen is equipped with premium Fulgor Milano stainless steel appliances, a gas cooktop, quartz countertops, and clean-lined contemporary cabinetry. The primary bedroom provides a peaceful retreat while continuing to showcase those same signature bridge and park views. Adding to the home's practical functionality, the versatile den can easily serve as a home office, cozy guest space, or additional storage to meet your daily needs. In-unit laundry adds everyday convenience, while the private balcony offers a relaxing spot to enjoy the outdoors and scenic views. Living in the heart of Eau Claire means you are just steps away from Prince's Island Park, scenic walking trails, and downtown's fine dining, shopping, and entertainment. Residents of First & Park enjoy access to building amenities, including daytime concierge service, a state-of-the-art fitness center, and a stylish owners' lounge with a meeting room. Book your private showing today!