

# \$438,000 - 1001, 730 2 Avenue Sw, Calgary

MLS® #A2192284

**\$438,000**

2 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

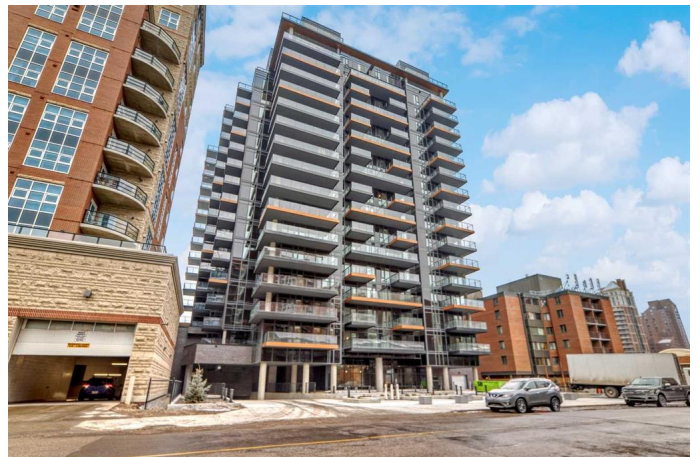
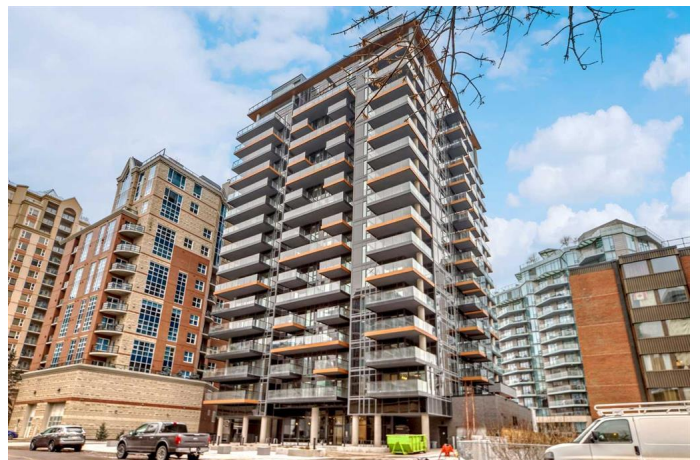
Eau Claire, Calgary, Alberta

Discover elevated urban living in this stunning one bedroom + den, Park View unit condo, perfectly positioned in the highly desirable Eau Claire neighborhood. Nestled on the 10th floor of the newly built First & Park Condos by Graywood Developments, this unit offers unparalleled views of the Bow River and the iconic Peace Bridge, steps from Princeâ€™s Island Park, scenic river pathways, and Calgaryâ€™s vibrant downtown core.

Step into an open-concept layout with soaring 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. The gourmet kitchen is a chefâ€™s dream, featuring high-end Fulgor stainless steel appliances, a gas cooktop, sleek quartz countertops and backsplash, and under-cabinet lighting.

The primary bedroom is bright and spacious, while the second bedroom/den offers flexibility as a guest room or additional office space. A separate den provides the perfect work-from-home setup or extra storage. The spacious balcony extends your living space, offering serene river views and a front-row seat to breathtaking sunrises and sunsets.

Additional conveniences include titled underground parking, ample visitor parking, and secure bike storage. Residents can indulge in top-tier amenities, including a sophisticated lobby with daytime concierge service, a fully equipped fitness and yoga



studio, a meeting room, and an exclusive ownersâ€™ lounge for social gatherings.

With direct access to Calgaryâ€™s best dining, shopping, and entertainment are just minutes away. Embrace the perfect blend of urban sophistication and natural tranquillity in this exceptional home. Be the first to live in this brand-new condo at First & Parkâ€”Calgaryâ€™s newest luxury boutique residence, book your showing today.

Built in 2024

**Essential Information**

MLS® #	A2192284
Price	\$438,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	516
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

**Community Information**

Address	1001, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T2

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Trash, Visitor Parking, Fitness Center, Party Room, Recreation Room
Parking Spaces	1

Parking	Underground, Titled
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### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	BBQ gas line
Construction	Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	71
Zoning	CC-MH

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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