

# \$549,900 - 1312, 730 2 Avenue Sw, Calgary

MLS® #A2201866

**\$549,900**

2 Bedroom, 1.00 Bathroom, 521 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the brand-new First & Park building in the heart of Eau Claire. This 2-bed, 1-bath condo offers great value with low condo fees, making it perfect for first-time buyers or investors. The open-concept layout features 9-foot ceilings, floor-to-ceiling windows, and elegant vinyl plank flooring. The kitchen is equipped with Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The spacious primary bedroom and 2nd bedroom provide flexibility, while in-suite laundry adds convenience.

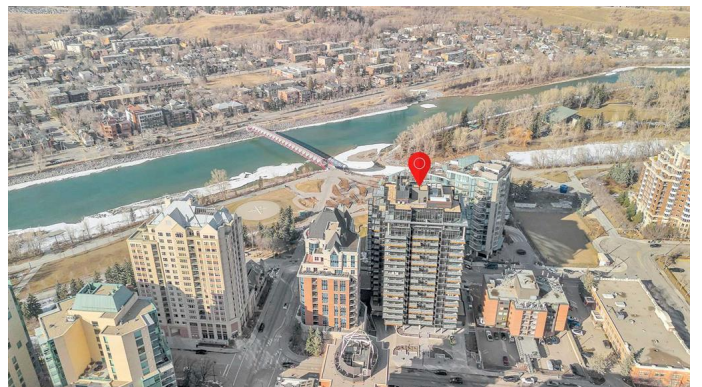
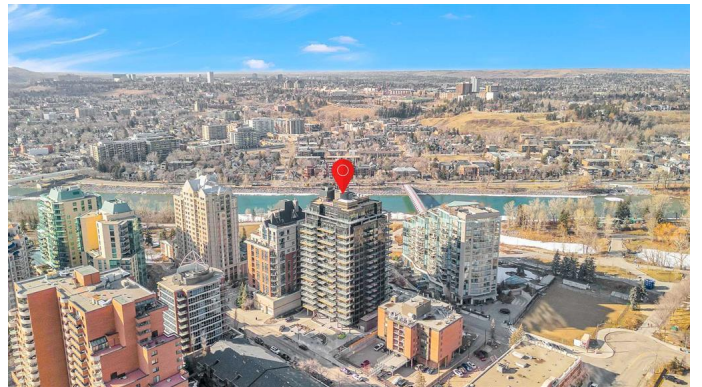
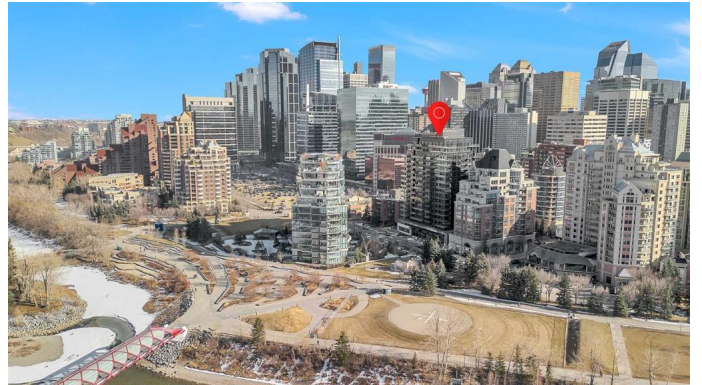
Step outside to a private covered patio with a gas hookup and views of the Peace Bridge. Titled parking ensures secure space for your vehicle. The building offers premium amenities, including a lobby lounge, fitness and yoga rooms, bike storage, and concierge services.

Located steps from downtown, youâ€™ll have easy access to shops, restaurants, entertainment, and public transport, with nature just outside your door.

Built in 2024

## Essential Information

MLS® #	A2201866
Price	\$549,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	521
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1312, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	21

Zoning                      TBD

## **Listing Details**

Listing Office              Century 21 Bamber Realty LTD.

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