

# \$399,000 - 403, 730 2 Avenue Sw, Calgary

MLS® #A2185375

**\$399,000**

1 Bedroom, 1.00 Bathroom, 464 sqft

Residential on 0.65 Acres

Eau Claire, Calgary, Alberta

Elegant 1-Bedroom Condo in the Heart of Eau Claire

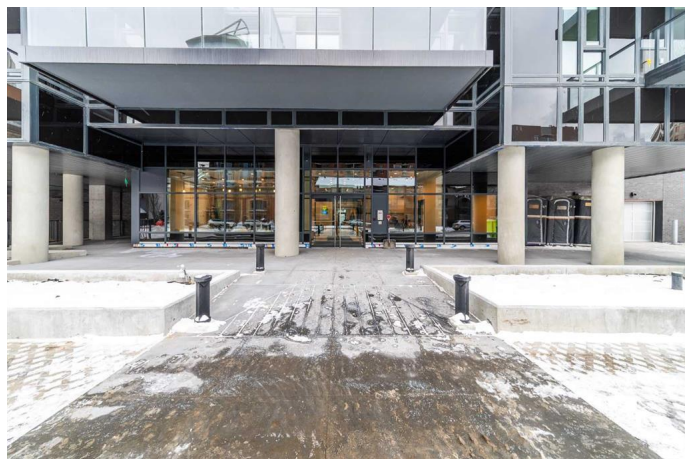
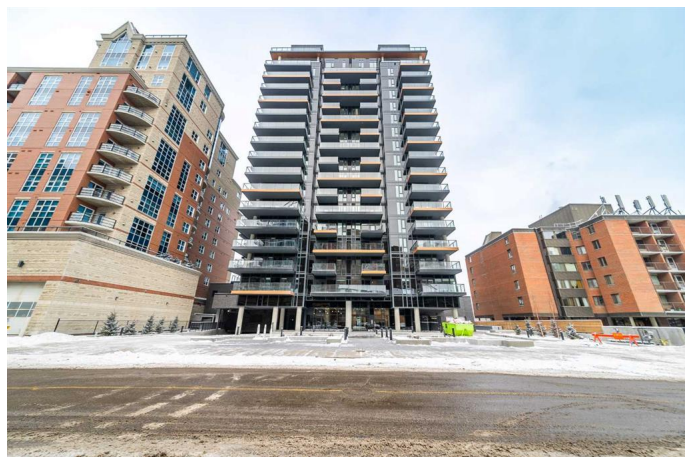
Experience urban living at its finest in the exclusive First & Park Building, where modern elegance and prime convenience converge. This meticulously crafted 1-bedroom condo boasts an open-concept layout that harmoniously blends the living, dining, and kitchen spaces, offering a perfect setting for both relaxation and entertaining. The home features sleek luxury vinyl plank flooring throughout, exuding style and ensuring durability, making it an ideal choice for a low-maintenance lifestyle.

Located just steps from Prince's Island Park and the downtown financial core, this condo offers an unbeatable combination of serenity and accessibility. Whether you're looking for a peaceful retreat in the heart of the city or a savvy investment opportunity, this property delivers on every level. Don't miss your chance to make this exceptional home yours—schedule your private viewing today!

Built in 2024

## Essential Information

MLS® #	A2185375
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	464
Acres	0.65
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	403, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0E4

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking
Parking	None

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Recreation Facilities
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	86
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.