

# \$620,000 - 405, 730 2nd Avenue Sw, Calgary

MLS® #A2189349

**\$620,000**

2 Bedroom, 2.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

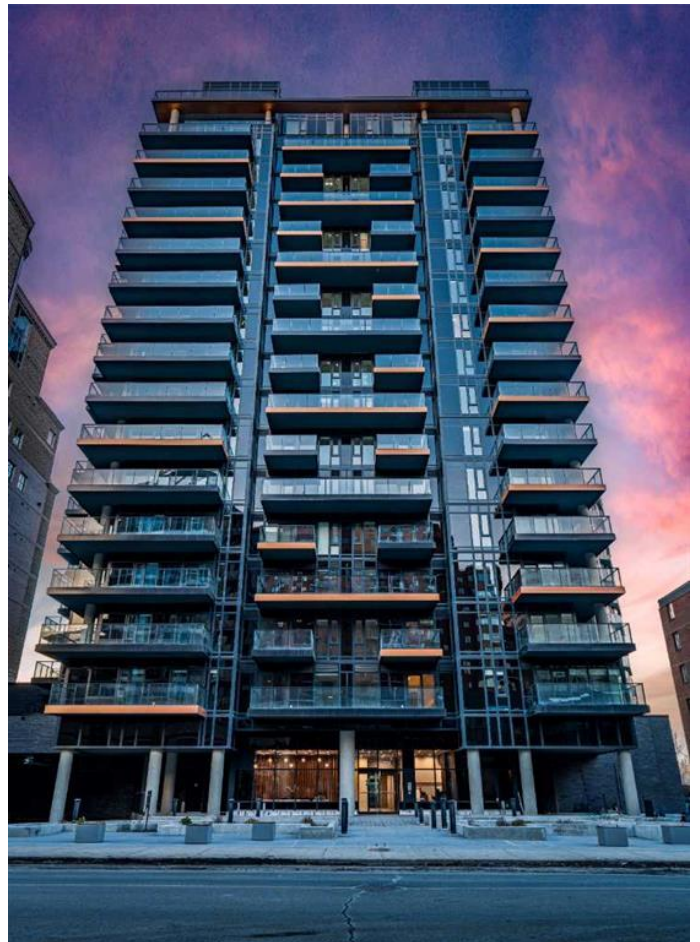
Exceptional 2-Bedroom, 2-Bathroom Condo in the Prestigious First and Park Building, Eau Claire

Presenting a rare opportunity to own a brand-new 795 sqft corner unit in the highly sought-after First and Park building. This meticulously designed residence features 2 generous bedrooms, 2 full bathrooms, and a dedicated den, ideal for a home office or study. The open-concept living area, enhanced by abundant natural light, provides a seamless space for both relaxation and entertaining.

The chef-inspired kitchen is outfitted with premium European stainless steel appliances, offering both functionality and style. The expansive L-shaped balcony extends the living space outdoors, providing an exceptional area to enjoy the surrounding views.

Residents of First and Park enjoy an array of exceptional amenities, including a fully-equipped fitness center, a sophisticated common living area, and a versatile meeting room. The building's elegant lobby and professional concierge service, coupled with 24-hour on-site security, ensure a heightened level of service and security. Heated underground parking further adds to the convenience of this outstanding property.

Situated in the vibrant Eau Claire



neighborhood, this residence is ideally located near premier dining, shopping, and recreational opportunities, offering a lifestyle of unparalleled comfort and convenience.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189349    |
| Price          | \$620,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 795         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 405, 730 2nd Avenue Sw |
| Subdivision | Eau Claire             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 1R8                |

**Amenities**

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Storage, Trash, Visitor Parking, Other, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                                                     |
| Parking        | Underground, Stall                                                                                    |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                                              |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove, Oven |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| # of Stories | 18                      |

**Exterior**

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Roof              | See Remarks |
| Construction      | Concrete    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 87                 |
| Zoning         | TBD                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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.