

# \$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

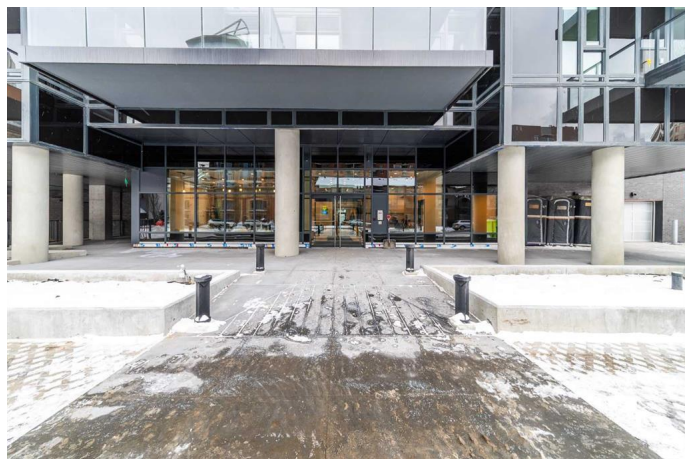
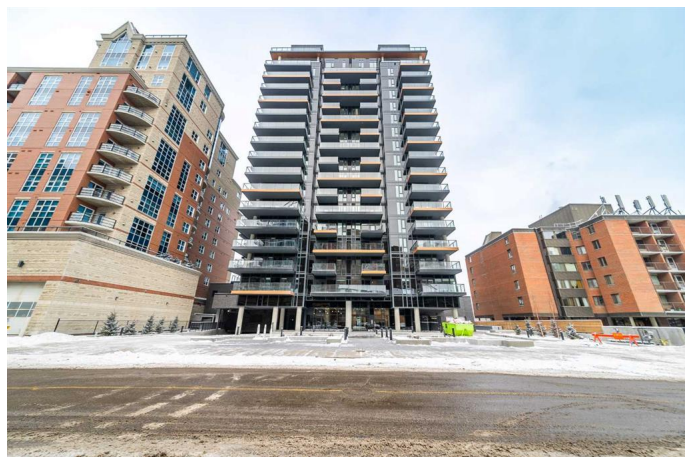
Experience urban living at its finest in the exclusive First & Park Building, where modern elegance and prime convenience converge. This meticulously crafted 1-bedroom condo boasts an open-concept layout that harmoniously blends the living, dining, and kitchen spaces, offering a perfect setting for both 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	102
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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