



## 730 2 Avenue Calgary Alberta

\$456,000

Welcome to the prestigious First & Park Building, where sophistication, comfort, and convenience blend seamlessly in the heart of Eau Claire. This 2-bedroom, 1-bathroom condo strikes the perfect balance between modern design and urban living, offering an unparalleled lifestyle just moments from Prince's Island Park, the Bow River pathways, and Calgary's bustling downtown. The thoughtfully designed open-concept layout connects the living, dining, and kitchen areas, making the space ideal for hosting guests or unwinding after a busy day. The interior features durable luxury vinyl plank flooring and comes with included window coverings, offering a move-in-ready experience. The kitchen is equipped with high-end appliances, porcelain marble countertops and backsplash, under-cabinet lighting, and a gas cooktop, delivering both style and functionality. The primary bedroom serves as a peaceful retreat, while the second bedroom provides flexibility for a guest space or home office. The sleek bathroom is finished with contemporary fixtures and meticulous attention to detail. Step outside onto the covered balcony, which features a gas line for easy grilling or relaxation. Titled storage ensures you have ample room for seasonal belongings without compromising living space. This newly constructed building offers an impressive suite of amenities, including a sophisticated lobby, a meeting room, a fully equipped fitness and yoga studio, and an owners' lounge for social gatherings. Daytime concierge services and secure bike storage add to the convenience and ease of urban living. Located in a highly desirable area, this condo grants quick access to downtown Calgary's shops, dining options, entertainment venues, and the +15 Network indoor walkways. It also offers excellent connectivity to major roads and public transit, making it an ideal choice for professionals and city enthusiasts a...

Other 3.75 Ft x 4.00 Ft

Laundry room 2.92 Ft x 3.00 Ft

Other 13.33 Ft x 10.17 Ft

Primary Bedroom 11.25 Ft x 9.08 Ft

Bedroom 7.75 Ft x 8.50 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Living room 11.25 Ft x 8.92 Ft

Other 19.58 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.paulyanghomes.com/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)