



## 730 2 Avenue Calgary Alberta

\$395,000

Welcome to First & Park, Eau Claire's newest luxury boutique residence. This sophisticated 12th-floor two-bedroom home offers sweeping views of the Bow River, Peace Bridge, and Prince's Island Park, creating an exceptional inner-city living experience in one of Calgary's most coveted communities. The open-concept layout features 9-ft ceilings and floor-to-ceiling windows, a modern kitchen with Fulgor stainless steel appliances, a gas cooktop, and quartz counters and backsplash. The layout includes a spacious primary bedroom and a versatile second bedroom that can double as a den. A large river-facing balcony extends the living space and captures the best of Eau Claire's scenery. Optional titled underground parking is available for \$30,000. Residents enjoy premium amenities including concierge service, a fitness and yoga studio, an owners' lounge and meeting room, secure bike storage, and ample visitor parking. With Prince's Island Park, the river pathways, and downtown's shopping, dining, and entertainment just steps away, this home offers luxury, convenience, and immediate possession. (id:6769)

Dining room 9.75 Ft x 5.17 Ft

Primary Bedroom 8.92 Ft x 8.83 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Kitchen 13.25 Ft x 6.92 Ft

Living room 10.75 Ft x 9.08 Ft

Bedroom 8.33 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
Skyrock

**RE/MAX Realty Professionals**

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