



## 730 2 Avenue Calgary Alberta

\$346,009

Welcome to Unit 103 at First & Park -- our final main floor, sleek one-bedroom, one-bathroom perfectly positioned in the heart of Eau Claire, in downtown Calgary. This modern unit impresses with soaring ceilings, large north facing windows, and two convenient access points, including direct private entry for a true urban-living feel. Step inside to discover a bright, open-concept kitchen and living space featuring contemporary flat-panel cabinetry, quartz counters, stainless-steel appliances, and a gas cooktop. The thoughtful layout maximizes every inch of space, while natural light floods through expansive windows, creating a warm and inviting atmosphere. Enjoy your morning coffee or evening unwinding in the stylish living area or on the terrace with views of the tree-lined street. The spacious bedroom offers excellent storage with double closets, and the sleek 4-piece bathroom adds a spa-like touch. Packages available for FURNISHED UNITS! Perfectly located steps from the Bow River pathways, Eau Claire Market, Prince's Island Park, and the LRT, this home blends downtown energy with modern comfort. Whether you're a first-time buyer, investor, or urban professional, this suite checks all the boxes -- high design, unbeatable location, and functional luxury. (id:6769)

Living room 15.00 Ft x 10.75 Ft

Kitchen 11.25 Ft x 6.00 Ft

Primary Bedroom 12.17 Ft x 8.00 Ft

Foyer 5.58 Ft x 4.17 Ft

Laundry room 3.00 Ft x 3.00 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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