

1701, 730 2 Avenue SW
Calgary, Alberta

MLS # A2246463



\$899,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,028 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee:	\$ 692	
	LLD:	-	
	Zoning:	TBD	
	Utilities:	-	

Features: Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Range, Microwave, Refrigerator, Washer, Window Coverings.

Be the first to call this upscale penthouse your home! Featuring unobstructed views of the Bow River, iconic Peace Bridge and Rocky Mountains in the distance! This elegant residence showcases a seamless blend of sophisticated design and contemporary luxuries - offering all the modern conveniences you could need. Situated in the prestigious downtown community of Eau Claire, this beautifully appointed 1,027.67 sq. ft unit presents a thoughtfully designed open concept layout, 2 bedrooms, 2 full bathrooms, en-suite laundry and 9ft ceilings. The neutral paint, warm tones, luxury wood plank vinyl floors and tasteful finishes throughout are perfectly complimented by the expansive windows that let in tons of stunning natural light. For culinary enthusiasts, the refined European-style kitchen boasts high-end integrated appliances, sleek cabinetry, quartz counters and breakfast island. In the primary bedroom you will find a private en-suite bathroom with double sinks and a walk-through closet. The second bedroom and full bathroom offer flexibility for guests, family, or a dedicated home office. Start your day with coffee on the spacious balcony, or relax and unwind in the evening with a glass of wine while taking in the serene river views. The unit comes with a titled parking spot and locker for your convenience. The building offers exclusive amenities including a stylish owner’s lounge, fitness & yoga centre, an inviting lobby with concierge and underground visitor parking. The Location perks are second to none – you are just steps to the Bow River Pathway, parks, excellent restaurants, chic boutiques, stores, downtown offices and Calgary’s celebrated Festival District. Whether you’re hosting friends for the night or simply unwinding above it all, you’ll love coming home to this penthouse at First & Park. Book your showing today!