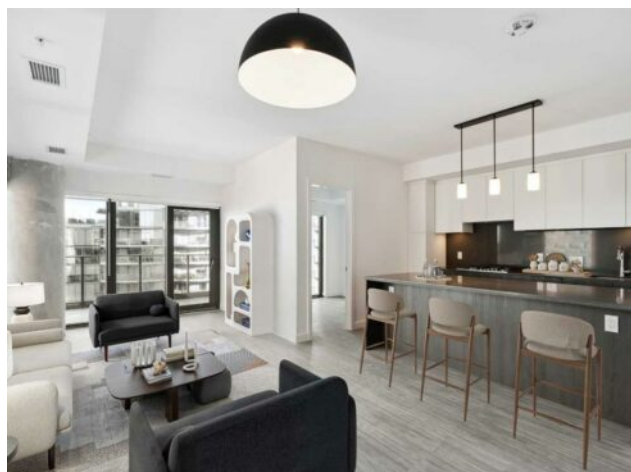


811, 730 2 Avenue SW
Calgary, Alberta

MLS # A2189044



\$749,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,038 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this brand-new, luxurious 3-bedroom, 2-bathroom condo on the 8th floor, nestled in the heart of Eau Claire—Calgary's most prestigious downtown community. Boasting floor-to-ceiling windows and a stunning wraparound balcony, this unit offers unparalleled, direct views of the Bow River and the iconic Peace Bridge. It's the perfect setting to entertain guests or relax with a morning coffee while enjoying the serene riverside atmosphere. Inside, you'll find upscale finishes throughout, including luxury vinyl plank flooring, a modern kitchen with quartz countertops, a spacious island, and under-cabinet lighting. This thoughtfully designed home also features full-sized in-suite laundry, adding convenience to its many perks. With one titled underground parking stall and a titled secure storage locker included, this home offers both comfort and practicality. Located steps from picturesque pathways, world-class dining, boutique shopping, and vibrant downtown amenities, this condo delivers the ultimate urban lifestyle. Don't miss this opportunity to live in luxury at First and Park Condos. Book your private showing today!