

# \$399,000 - 403, 730 2 Avenue Sw, Calgary

MLS® #A2185375

**\$399,000**

1 Bedroom, 1.00 Bathroom, 464 sqft  
Residential on 0.65 Acres

Eau Claire, Calgary, Alberta

Elegant 1-Bedroom Condo in the Heart of Eau Claire

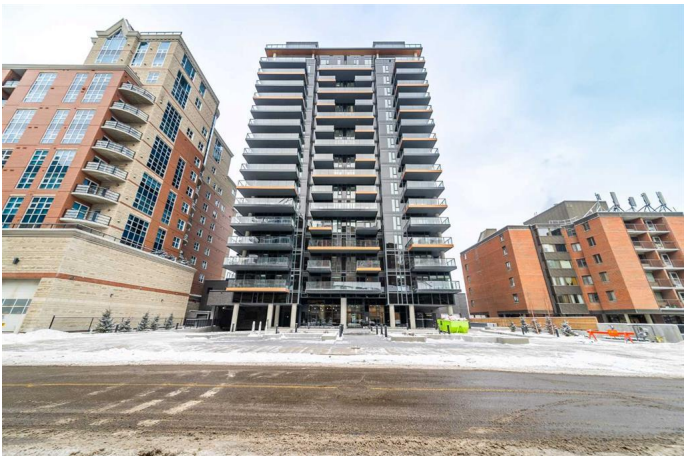
Experience urban living at its finest in the exclusive First & Park Building, where modern elegance and prime convenience converge. This meticulously crafted 1-bedroom condo boasts an open-concept layout that harmoniously blends the living, dining, and kitchen spaces, offering a perfect setting for both relaxation and entertaining. The home features sleek luxury vinyl plank flooring throughout, exuding style and ensuring durability, making it an ideal choice for a low-maintenance lifestyle.

Located just steps from Prince's Island Park and the downtown financial core, this condo offers an unbeatable combination of serenity and accessibility. Whether you're looking for a peaceful retreat in the heart of the city or a savvy investment opportunity, this property delivers on every level. Don't miss your chance to make this exceptional home yours—schedule your private viewing today!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2185375  |
| Price      | \$399,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                |
|----------------|----------------|
| Square Footage | 464            |
| Acres          | 0.65           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403, 730 2 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P0E4               |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking   | None                                                                                                       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Recreation Facilities                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air                                                                   |
| Cooling           | Central Air                                                                  |
| # of Stories      | 18                                                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 101               |
| Zoning         | DC                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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