# $599,900 - 802, 730 2 Avenue Sw, Calgary

MLS® #A2188711

## $599,900

2 Bedroom, 2.00 Bathroom, 774 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**OPEN HOUSE, SUNDAY, MARCH 30TH, 3PM TO 5PM.** VIEWS OF THE BOW RIVER! WRAP-AROUND BALCONY! Experience elevated urban living with this exquisite 2-bedroom + den, 2-bathroom, end unit condo, ideally located in the vibrant and sought-after Eau Claire neighborhood. Situated on the 8th floor of the newly constructed First & Park building, this home offers  breathtaking views of the Bow River and iconic Peace Bridge, all just steps away from Prince's Island Park, the Bow River pathways, and downtown core. This home features sleek vinyl plank flooring throughout, a spacious open floor plan with soaring 10-foot ceilings, and floor-to-ceiling windows throughout the main living areas. The modern kitchen is equipped with premium Fulgor stainless steel appliances, including a gas cooktop, porcelain marble countertops and backsplash, under-counter lighting, and large island. The primary bedroom serves as a peaceful retreat, with its own private ensuite featuring contemporary fixtures, while the second bedroom is perfect for guests or an additional den area. The main bathroom continues with modern finishes and a contemporary design. Working from home has never been easier with a secluded office space, or make this an additional storage area. Extend your living space with a large 18ft X 18ft wrap-around balcony - enjoy early morning sunrises, late sunsets, and peaceful views of the Bow River. Titled underground
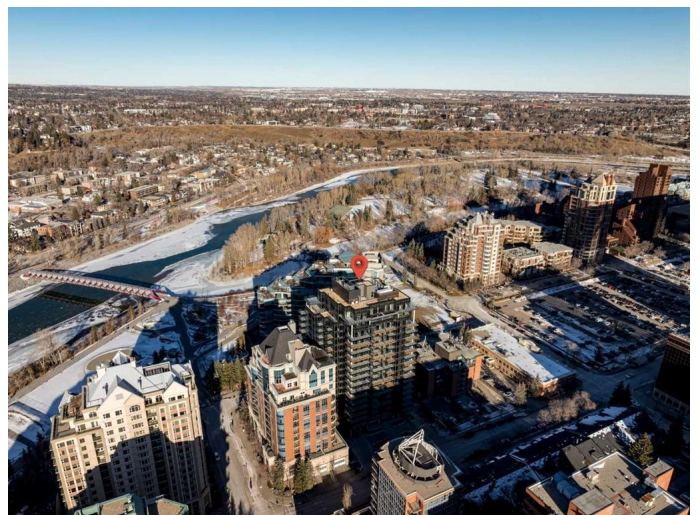
parking ensures added convenience, along with ample underground visitor parking. This building boasts impressive amenities, including a sophisticated lobby, a meeting room, a fully equipped fitness and yoga studio, and an owners'€™ lounge perfect for social gatherings. With daytime concierge services and secure bike storage, convenience is seamlessly integrated into your urban lifestyle. This condo offers effortless access to downtown'€™s vibrant shops, dining, entertainment venues, and the +15 Network indoor walkways.  Enjoy the perfect balance of urban convenience and natural beauty in this exceptional property, where city living meets tranquility. Be the first to live in this brand new home! Builder's marketing floor plan: E1 2 bed + Den (interior 861 sq. ft.)

Built in 2024

## Essential Information

| | |
|---|---|
| MLS® # | A2188711 |
| Price | $599,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 774 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 802, 730 2 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |

| Province | Alberta |
|---|---|
| Postal Code | T2P 1R8 |

## Amenities

| Amenities | Visitor Parking, Bicycle Storage, Fitness Center, Other, Party Room |
|---|---|
| Parking Spaces | 1 |
| Parking | Titled, Underground |

## Interior

| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
|---|---|
| Appliances | Dishwasher, Range Hood, Refrigerator, Built-In Oven, Gas Cooktop, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | Central Air |
| # of Stories | 18 |

## Exterior

| Exterior Features | Other |
|---|---|
| Construction | Concrete |

## Additional Information

| Date Listed | January 24th, 2025 |
|---|---|
| Days on Market | 63 |
| Zoning | TBD |

## Listing Details

| Listing Office | eXp Realty |
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