

# \$357,040 - 704, 730 2 Avenue Sw, Calgary

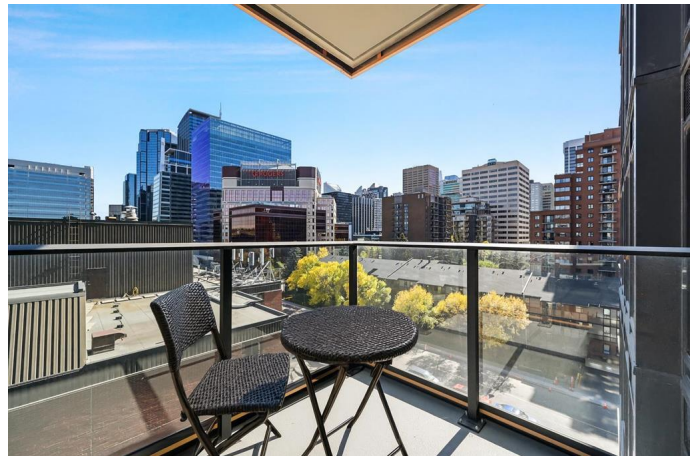
MLS® #A2260365

**\$357,040**

1 Bedroom, 1.00 Bathroom, 415 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall and storage, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. \*\*\*Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice. Show Suites Open: every Wed 11am-2pm, Thurs & Fri 2:30pm-5:30pm, (\*note no Open House on Halloween Oct 31) please text number on sign for entry!



Built in 2024

## Essential Information

MLS® #	A2260365
Price	\$357,040
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	415
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	704, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Party Room
Parking Spaces	1
Parking	Stall, Titled

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Forced Air
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	37
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	eXp Realty
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