

214, 730 2nd Avenue SW  
Calgary, Alberta

MLS # A2294716



## \$574,900

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Wired for Data		

**Inclusions:** Key fobs, Garage door opener

Experience elevated living in this exceptional residence at First & Park, Eau Claire's newest luxury address. This 2 bedroom, 2 bathroom home showcases stunning north-facing views, floor-to-ceiling windows, and a bright open layout designed for modern living. The chef-inspired kitchen features quartz countertops, integrated appliances, and sleek finishes, flowing into a sun-filled living space and private balcony — perfect for relaxing or entertaining. The primary suite offers a spa-like ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. Enjoy titled underground parking and access to premium amenities including a fitness centre, yoga studio, outdoor terrace with BBQ hookups, co-working space, lounge, and concierge. Unbeatable location just steps to the Bow River, Prince's Island Park, Peace Bridge, and downtown's best dining and entertainment. Move-in ready and offering incredible value — don't miss this opportunity.