

1107, 730 2 Avenue SW
Calgary, Alberta

MLS # A2297233

\$439,900



Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	475 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Electric	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: NO

The best location, move-in-ready 1-bed + den, and 4pc bathroom by Graywood is steps from downtown offices, dining, shopping, and theaters, with Bow River trails, Prince Island Park, and Peace Bridge nearby for year-round activities like jogging, kayaking, and ice skating. Sun-drenched interiors feature floor-to-ceiling windows, high-end vinyl plank flooring, and an open-concept layout. The modern kitchen has stainless steel appliances, while the versatile den works as an office, nook, or guest space. The serene master bedroom offers ample storage, and the contemporary bathroom has a resort-like feel. Your private balcony boasts sweeping city views, perfect for morning coffee or evening relaxation. Building amenities include a fully equipped gym, 24/7 concierge, EV charging, and secure bike storage. This unit includes a titled parking stall, with additional stalls available for purchase. Don't miss your chance to own Graywood's last Calgary gem—where luxury, convenience, and urban energy converge. Contact your favorite realtor directly to schedule a tour.