

# \$549,900 - 1312, 730 2 Avenue Sw, Calgary

MLS® #A2201866

**\$549,900**

2 Bedroom, 1.00 Bathroom, 521 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the brand-new First & Park building in the heart of Eau Claire. This 2-bed, 1-bath condo offers great value with low condo fees, making it perfect for first-time buyers or investors. The open-concept layout features 9-foot ceilings, floor-to-ceiling windows, and elegant vinyl plank flooring. The kitchen is equipped with Fulgor stainless steel appliances, a gas cooktop, quartz countertops, and sleek cabinetry. The spacious primary bedroom and 2nd bedroom provide flexibility, while in-suite laundry adds convenience.

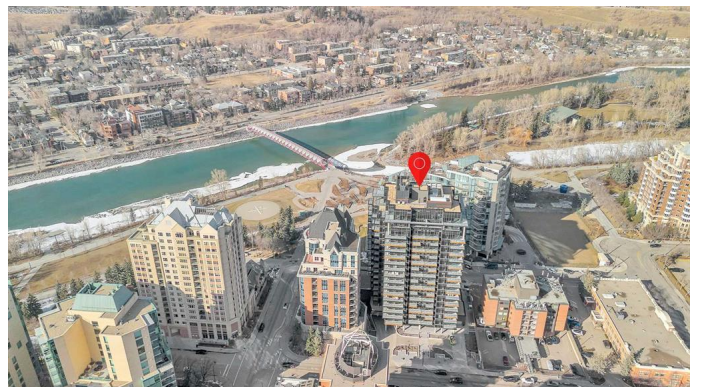
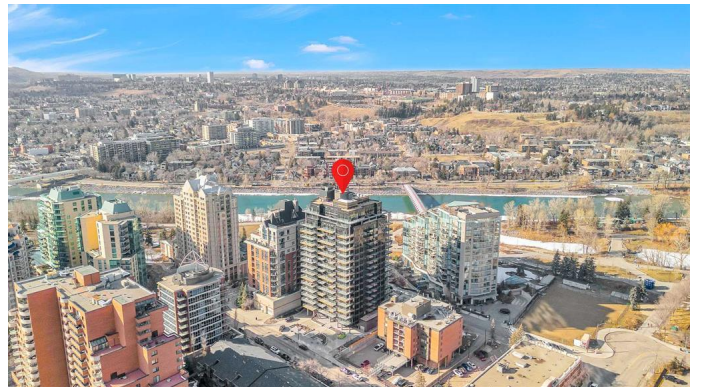
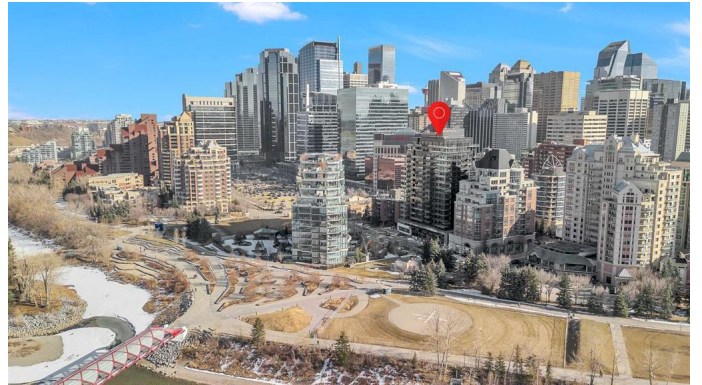
Step outside to a private covered patio with a gas hookup and views of the Peace Bridge. Titled parking ensures secure space for your vehicle. The building offers premium amenities, including a lobby lounge, fitness and yoga rooms, bike storage, and concierge services.

Located steps from downtown, youâ€™ll have easy access to shops, restaurants, entertainment, and public transport, with nature just outside your door.

Built in 2024

## Essential Information

MLS® #	A2201866
Price	\$549,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	521
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1312, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1

Zoning                      TBD

## **Listing Details**

Listing Office              Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.