

# \$375,000 - 907, 730 2 Avenue Sw, Calgary

MLS® #A2239720

**\$375,000**

1 Bedroom, 1.00 Bathroom, 483 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to your new home in First & Park, Eau Claire™'s newest luxury concrete high-rise. This bright and inviting 1-bedroom + den condo is located on the 9th floor with a sunny south-facing balcony that fills the space with natural light all day long.

The open floor plan makes the most of every square foot, and you'll love the stylish finishes throughout — from the luxury vinyl plank flooring to the modern kitchen with quartz countertops. There's also full-sized in-suite laundry and a titled underground parking stall, which is a rare find for a 1-bedroom in this building.

Whether you're a first-time home buyer or an investor looking for a move-in ready, turnkey property, this unit checks all the boxes.

Just steps from the river pathways, Prince™'s Island Park, great restaurants, shops, and downtown amenities — it's the perfect blend of comfort, style, and location.

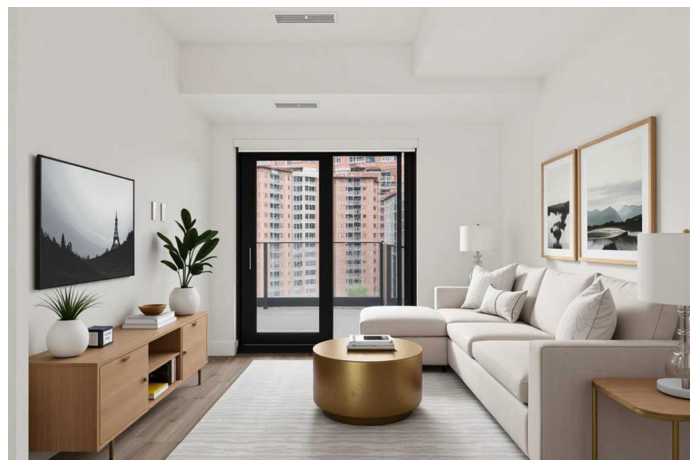
Come take a look — you'll feel right at home.

Built in 2024

## Essential Information

MLS® #

A2239720



|                |                   |
|----------------|-------------------|
| Price          | \$375,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 483               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 907, 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, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Stall, Underground                                                                                                       |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, No Animal Home                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                             |
| # of Stories      | 18                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 94              |
| Zoning         | TBD             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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