

# \$499,000 - 1009, 730 2nd Avenue Sw, Calgary

MLS® #A2193358

**\$499,000**

2 Bedroom, 2.00 Bathroom, 558 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience Luxury Living in Eau Claire â€“  
First & Park

Discover refined urban living in the sought-after First & Park Building, where contemporary design meets everyday convenience in the heart of Eau Claire. This stunning 2-bedroom, 2-bathroom condo offers a sophisticated retreat just steps from Princeâ€™s Island Park, the Bow River pathways, and downtown Calgaryâ€™s finest amenities.

Designed for both comfort and style, the open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating a welcoming space for entertaining or unwinding. Luxury vinyl plank flooring flows throughout, while included window coverings add privacy and elegance. The chef-inspired kitchen is equipped with high-end appliances, Caesarstone countertops and backsplash, under-cabinet lighting, and a gas cooktop, making it as functional as it is beautiful. The primary suite features a private ensuite bathroom, while the second bedroom offers versatility as a guest room or home office. Both bathrooms are finished with modern fixtures and sleek accents. Step outside onto your covered balcony, complete with a gas line hookupâ€”ideal for outdoor dining or relaxing with a view.

As a resident, youâ€™ll enjoy top-tier amenities, including a sophisticated lobby, meeting room, fitness and yoga studio, and an ownersâ€™ lounge. Concierge service is



available during the day, and convenient bike storage is provided.

Situated in a prime location, this condo offers easy access to downtown shopping, dining, entertainment, and the +15 Network. With quick connections to major roadways and public transit, commuting is effortless.

This is a rare opportunity to own in one of Calgary's most desirable buildings.

Whether you're looking for a dream home or a smart investment, this unit delivers both style and value. Book your private tour today!

Built in 2024

### Essential Information

MLS® #	A2193358
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	558
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1009, 730 2nd Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

### Amenities

Amenities: Bicycle Storage, Fitness Center, Recreation Room, Secured Parking, Visitor Parking

Parking Spaces 1  
Parking Titled, Underground

### **Interior**

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Baseboard  
Cooling Central Air  
# of Stories 18

### **Exterior**

Exterior Features Balcony  
Construction Concrete

### **Additional Information**

Date Listed February 7th, 2025  
Days on Market 55  
Zoning TBD

### **Listing Details**

Listing Office Elevate Property Management

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