

\$500,000 - 1313, 730 2 Avenue Sw, Calgary

MLS® #A2256409

\$500,000

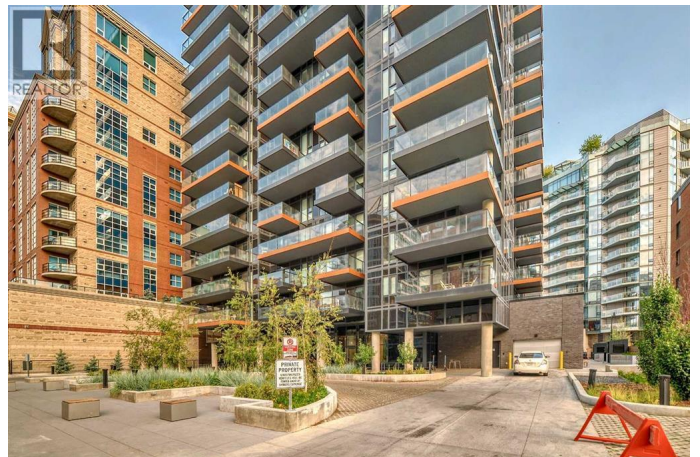
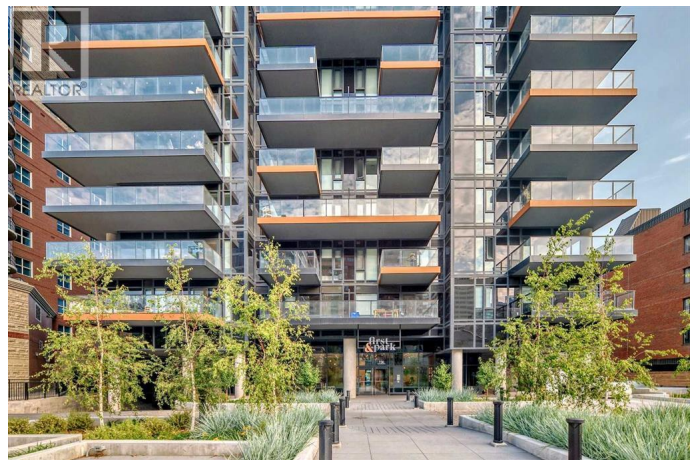
2 Bedroom, 2.00 Bathroom, 660 sqft

Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

This brand-new 2-bedroom, 2-bathroom condo in First & Park by Graywood Developments is the perfect hands-off investment opportunity in one of Calgary's most desirable neighbourhoods. Currently leased, the unit offers immediate rental income and long-term upside in a location with consistently strong tenant demand. Perched on the 13th floor, the condo features panoramic views of the Bow River, Peace Bridge, and downtown skyline – a true highlight that sets it apart in the market. The open-concept layout includes 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. A modern kitchen is outfitted with Fulgor stainless steel appliances, a gas cooktop, and quartz countertops. The primary suite comes with a walk-through closet and ensuite bath, complemented by a second bedroom and full bathroom for added flexibility. Residents enjoy private balconies, in-unit laundry, air conditioning, and premium building amenities such as a fitness centre, lounge, meeting room, visitor parking, bike storage, and daytime concierge. Located steps from Prince's Island Park, the Bow River pathways, downtown offices, and Calgary's best dining, this property combines lifestyle appeal with rental stability. Whether you're seeking steady cash flow or long-term appreciation, this unit checks all the boxes. (id:6289)

Built in 2024



Essential Information

Listing #	A2256409
Price	\$500,000
Bedrooms	2
Bathrooms	2.00
Square Footage	660
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1313, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
Province	Alberta
Postal Code	T2P1R8

Amenities

Amenities	Park, Playground, Shopping, Exercise Centre, Party Room
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking	Other

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	18

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office	MaxWell Canyon Creek
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