

# \$357,040 - 704, 730 2 Avenue Sw, Calgary

MLS® #A2260365

**\$357,040**

1 Bedroom, 1.00 Bathroom, 415 sqft

Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall and storage, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. \*\*\*Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice. Show Suites Open: every Wed 11am-2pm, Thurs & Fri 3pm-6pm, please text number on sign for entry! (id:6289)

Built in 2024

## Essential Information



Listing #	A2260365
Price	\$357,040
Bedrooms	1
Bathrooms	1.00
Square Footage	415
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	704, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
Province	Alberta
Postal Code	T2P1R8

### Amenities

Amenities	Park, Playground, Shopping, Exercise Centre, Party Room
Features	See remarks, Parking
Parking Spaces	1

### Interior

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

### Exterior

Exterior	Concrete
Construction	Poured concrete

### Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 1:46am PDT