

# \$694,779 - 311, 730 2 Avenue Sw, Calgary

MLS® #A2261023

**\$694,779**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover the perfect blend of space and sophistication in this 3 bedroom, 2 bathroom NW-facing residence at First & Park in Eau Claire. Designed for both families and professionals, this home offers a thoughtful layout with floor-to-ceiling windows that capture natural light and stunning city views that can be taken in on your spacious patio over looking the Bow River and Princes Island Park. The modern kitchen boasts quartz countertops, integrated appliances, and sleek cabinetry, flowing seamlessly into the open living and dining area – ideal for gatherings or quiet evenings at home. The primary suite features a spa-inspired ensuite with dual sinks, while two additional bedrooms provide flexibility for children, guests, or a dedicated home office alongside a separate full bathroom. With two titled underground parking stalls, secure storage, and access to the best of downtown Calgary, this home combines everyday convenience with elevated style. First & Park also features an upscale gym & yoga studio (outdoor space beside with gas BBQ hookup), party lounge, modern co-working space and concierge. Steps from the Bow River pathways, Prince™s Island Park, and the city™s top dining and entertainment, First & Park offers a lifestyle where families and professionals alike can thrive. \*\*Upon purchase, the buyer may select a titled parking stall(s) and a titled storage unit(s) 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 #	A2261023
Price	\$694,779
Bedrooms	3
Bathrooms	2.00
Square Footage	1,030
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	311, 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	2

**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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