

# \$489,000 - 409, 730 2nd Avenue Sw, Calgary

MLS® #A2184527

**\$489,000**

2 Bedroom, 2.00 Bathroom, 555 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the prestigious First & Park Building, where elegance, comfort, and convenience converge in the heart of Eau Claire. This 2-bedroom, 2-bathroom condo embodies urban sophistication, offering an exceptional lifestyle just steps away from Princeâ€™s Island Park, the Bow River pathways, and Calgaryâ€™s vibrant downtown core.

Designed with both style and functionality in mind, the open-concept layout seamlessly connects the living, dining, and kitchen spaces, making it ideal for entertaining or relaxing. The interior boasts luxury vinyl plank flooring throughout and comes with window coverings included, ensuring a polished, move-in-ready experience. The gourmet kitchen features premium appliances, Caesarstone countertops and backsplash, under-cabinet lighting, and a gas cooktop, combining elegance with practicality.

The primary bedroom is thoughtfully designed with an ensuite bathroom and the second bedroom provides additional flexibility for guests or a home office. Both bathrooms are finished with modern fixtures and stylish details. Step outside to a covered balcony that includes a gas line hookup, perfect for outdoor dining or unwinding at the end of the day. Additionally, titled storage ensures you have space for seasonal items without taking up valuable room in the unit.

This brand-new building offers a range of luxurious amenities, including an elegant



lobby, a meeting room, a fitness and yoga studio and an ownersâ€™ lounge for hosting events. Concierge services are available during the day, and bike storage is provided for convenience.

Ideally located, this condo offers easy access to downtown shops, restaurants, entertainment venues, and the +15 Network indoor walkways, along with easy connectivity to major thoroughfares and public transportation. With natureâ€™s beauty at your doorstep and every urban convenience within reach, this is your chance to live the vibrant lifestyle Calgary has to offer.

Donâ€™t miss this rare opportunity to own in a high-demand building. Whether youâ€™re searching for your dream home or a savvy investment, this unit is sure to impress.

Schedule your private tour today!

Built in 2024

### Essential Information

MLS® #	A2184527
Price	\$489,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	555
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	409, 730 2nd Avenue Sw
Subdivision	Eau Claire

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

### **Amenities**

Amenities	Visitor Parking, Bicycle Storage, Fitness Center, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	December 26th, 2024
Days on Market	106
Zoning	TBD

### **Listing Details**

Listing Office	Elevate Property Management
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.