

# \$579,900 - 1001, 735 2 Avenue Sw, Calgary

MLS® #A2196627

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to your new home at The Oscar, a fabulous two-bedroom, two-bath executive-level condo that perfectly blends modern design with urban convenience! Step into a bright and spacious living space where floor-to-ceiling windows fill every room with natural light. The open-concept floor plan is designed for comfortable living and stylish entertaining. A beautiful natural stone feature wall graces the living room and the ensuite bathroom, creating a striking aesthetic that sets the tone for the entire home. The spacious kitchen has a large island featuring solid butcher block countertops, stainless steel appliances, and a gas stove. The kitchen overlooks the living and dining areas, offering river and downtown views. The primary bedroom boasts a large 5-piece spa-style ensuite and a generous walk-in closet—your private sanctuary for relaxation. Sip your morning coffee while taking in stunning downtown views from your NE-facing balcony. A well-proportioned second bedroom, a 4-piece guest bath, in-suite laundry, titled underground parking and a large assigned storage unit complete this fantastic package. This condo offers the ultimate convenience and lifestyle, just a short walk to countless amenities, including restaurants, river pathways, and public transit. Schedule your viewing today and experience the perfect blend of luxury and location!



Built in 2010

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2196627       |
| Price          | \$579,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,215          |
| Acres          | 0.00           |
| Year Built     | 2010           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1001, 735 2 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 0E4               |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade                               |
| # of Garages   | 1                                     |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Hot Water, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| # of Stories | 11               |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 38                  |
| Zoning         | DC                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.