

# \$539,900 - 509, 730 2 Avenue Sw, Calgary

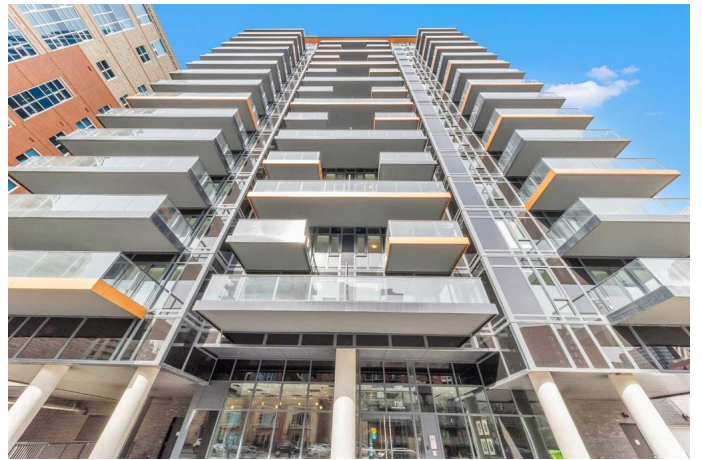
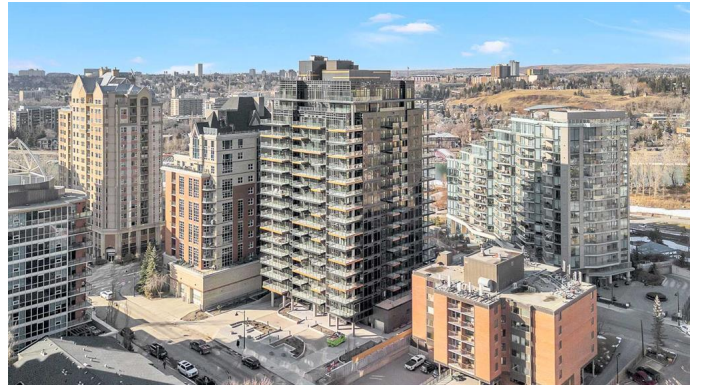
MLS® #A2204563

**\$539,900**

2 Bedroom, 2.00 Bathroom, 560 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Live, work, play—this is Eau Claire embodied. Have you ever wanted to live in one of Calgary’s most prestigious downtown communities? This brand-new 2-bedroom, 2-bathroom condo at First & Park is ready to welcome you home. Designed with modern sophistication, with stainless steel appliances, vinyl plank flooring, in-suite laundry, air conditioning, and a titled parking stall with a built-in EV charger. First & Park offers exceptional amenities, including a front desk concierge, a stylish lounge, a fitness center, bike storage, and ample visitor parking. And the location? Simply unbeatable. Step outside to explore the Bow River, Prince’s Island Park, Kensington district, Chinatown, and Calgary’s vibrant downtown core, all while being surrounded by the city’s best restaurants, cozy cafés, and artisanal bakeries. Experience the perfect blend of convenience and sophistication—urban living at its finest. (Virtual tour available, inquire for more details)



Built in 2024

## Essential Information

MLS® #	A2204563
Price	\$539,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	560
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	509, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Private Electric Vehicle Charging Station(s)

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	TBD

## Listing Details

Listing Office          Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.