

**907, 730 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2239720**



**\$399,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to your new home in First & Park, Eau Claire's newest luxury concrete high-rise. This bright and inviting 1-bedroom + den condo is located on the 9th floor with a sunny south-facing balcony that fills the space with natural light all day long. The open floor plan makes the most of every square foot, and you'll love the stylish finishes throughout — from the luxury vinyl plank flooring to the modern kitchen with quartz countertops. There's also full-sized in-suite laundry and a titled underground parking stall, which is a rare find for a 1-bedroom in this building. Whether you're a first-time home buyer or an investor looking for a move-in ready, turnkey property, this unit checks all the boxes. Just steps from the river pathways, Prince's Island Park, great restaurants, shops, and downtown amenities — it's the perfect blend of comfort, style, and location. Come take a look — you'll feel right at home.