

**1107, 730 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297233**

**\$428,000**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Eau Claire                                  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                  |
| <b>Size:</b>     | 475 sq.ft.                                  | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Central, Electric   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 357          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, See Remarks |                   |                 |

**Inclusions:** NO

The best location, move-in-ready 1-bed + den, and 4pc bathroom by Graywood is steps from downtown offices, dining, shopping, and theaters, with Bow River trails, Prince Island Park, and Peace Bridge nearby for year-round activities like jogging, kayaking, and ice skating. Sun-drenched interiors feature floor-to-ceiling windows, high-end vinyl plank flooring, and an open-concept layout. The modern kitchen has stainless steel appliances, while the versatile bedroom works as an office, nook, or guest space. The serene master bedroom offers ample storage, and the contemporary bathroom has a resort-like feel. Your private balcony boasts sweeping city views, perfect for morning coffee or evening relaxation. Building amenities include a fully equipped gym, 24/7 concierge, EV charging, and secure bike storage. This unit includes a titled parking stall, with additional stalls available for purchase. Don't miss your chance to own Graywood's last Calgary gem—where luxury, convenience, and urban energy converge. Contact your favorite realtor directly to schedule a tour.