

# \$749,900 - 811, 730 2 Avenue Sw, Calgary

MLS® #A2189044

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,038 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to this brand-new, luxurious 3-bedroom, 2-bathroom condo on the 8th floor, nestled in the heart of Eau Claire—Calgary's most prestigious downtown community. Boasting floor-to-ceiling windows and a stunning wraparound balcony, this unit offers unparalleled, direct views of the Bow River and the iconic Peace Bridge. It's the perfect setting to entertain guests or relax with a morning coffee while enjoying the serene riverside atmosphere. Inside, you'll find upscale finishes throughout, including luxury vinyl plank flooring, a modern kitchen with quartz countertops, a spacious island, and under-cabinet lighting. This thoughtfully designed home also features full-sized in-suite laundry, adding convenience to its many perks. With one titled underground parking stall and a titled secure storage locker included, this home offers both comfort and practicality. Located steps from picturesque pathways, world-class dining, boutique shopping, and vibrant downtown amenities, this condo delivers the ultimate urban lifestyle. Don't miss this opportunity to live in luxury at First and Park Condos. Book your private showing today!

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2189044  |
| Price  | \$749,900 |



|                |                |
|----------------|----------------|
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,038          |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 811, 730 2 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P1R8               |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Party Room, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                       |
| Parking        | Stall, Titled, Underground                                                                              |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Microwave Hood Fan, Stove(s), Washer/Dryer Stacked      |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| # of Stories      | 18                                                                                                  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 20th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 154 |
| Zoning         | TBD |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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