# \$449,900 - 402, 735 2 Avenue Sw, Calgary

MLS® #A2208691

#### \$449,900

2 Bedroom, 2.00 Bathroom, 1,286 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Nestled in the heart of Eau Claire, this gorgeous 2 bedroom, 2 full bath condo with north & west views offers over 1200 sq ft of luxurious living space! The open plan presents hardwood floors, lofty ceilings & is drenched in natural light from floor to ceiling windows, showcasing the living room that's anchored by a feature fireplace & built-in display cabinets, spacious dining area & beautiful kitchen, that's tastefully finished with granite counter tops, glass top island/eating bar, plenty of storage space & stainless steel appliances. A flex area provides the perfect space for a home office setup. The primary retreat affords enough space for a king-sized bed & dressers & also boasts a custom walk-in closet & 6 piece ensuite with dual sinks, jetted tub with shower plus a walk-in shower. The second bedroom & 4 piece bath are ideal for guests. Other notable features include in-suite laundry, central air conditioning, a large wrap-around deck with north & west views, one titled underground parking stall (plus visitor parking) & an assigned storage locker. The central location can't be beat – steps to Bow River pathways, Prince's Island Park, excellent restaurants, cafes, shopping, public transit & within walking distance to trendy Kensington. Excellent investment property with great rental potential in the heart of Eau Claire. Immediate possession is available!







# **Essential Information**

MLS® #	A2208691
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.00
Year Built	2010
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

Address	402, 735 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

## Amenities

Amenities Parking Spaces Parking	Elevator(s), Visitor Parking, Secured Parking 1 Heated Garage, Stall, Parkade, Secured, Titled, Underground
Interior	
Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Double Vanity, Jetted Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	11

### Exterior

Exterior Features Balcony Construction Concrete, Stone

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	96
Zoning	DC

#### **Listing Details**

Listing Office RE/MAX First

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