

# \$449,900 - 1404, 730 2 Avenue Sw, Calgary

MLS® #A2189240

**\$449,900**

1 Bedroom, 1.00 Bathroom, 410 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Missed out on this highly sought-after project? Here's your second chance! We're offering exclusive assignment sales from original buyers looking to transfer their units before closing. This elegant 1-bedroom condo on the 14th floor of the prestigious First & Park Building offers a perfect blend of luxury and convenience. Located in the heart of Eau Claire, the residence boasts 10 ft ceilings, an open-concept layout, and premium finishes like luxury vinyl plank flooring. This unit is designed for stylish and comfortable living. Situated just steps from Prince's Island Park and Calgary's downtown core, you'll enjoy the best of urban living in a highly desirable location. Window coverings are included. Whether you're seeking a chic home or a smart investment, this is an opportunity you don't want to miss. Contact Sandy, direct realtor partner with Graywood Developments, for more details.

Built in 2024

## Essential Information

MLS® #	A2189240
Price	\$449,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	410
Acres	0.00



Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1404, 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, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground, Stall, Titled

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
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 21st, 2025
Days on Market	52
Zoning	TBD

### **Listing Details**

Listing Office	The Real Estate District
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