

# \$569,900 - 1001, 735 2 Avenue Sw, Calgary

MLS® #A2196627

**\$569,900**

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to your new home at The Oscar, a fabulous two-bedroom, two-bath executive-level condo that perfectly blends modern design with urban convenience! Step into a bright and spacious living space where floor-to-ceiling windows fill every room with natural light. The open-concept floor plan is designed for comfortable living and stylish entertaining. A beautiful natural stone feature wall graces the living room and the ensuite bathroom, creating a striking aesthetic that sets the tone for the entire home. The spacious kitchen has a large island featuring solid butcher block countertops, stainless steel appliances, and a gas stove. The kitchen overlooks the living and dining areas, offering river and downtown views. The primary bedroom boasts a large 5-piece spa-style ensuite and a generous walk-in closet—your private sanctuary for relaxation. Sip your morning coffee while taking in stunning downtown views from your NE-facing balcony. A well-proportioned second bedroom, a 4-piece guest bath, in-suite laundry, titled underground parking and a large assigned storage unit complete this fantastic package. This condo offers the ultimate convenience and lifestyle, just a short walk to countless amenities, including restaurants, river pathways, and public transit. Schedule your viewing today and experience the perfect blend of luxury and location!



Built in 2010

## Essential Information

MLS® #	A2196627
Price	\$569,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	1001, 735 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade
# of Garages	1

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	11

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	154
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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