

\$357,040 - 704, 730 2 Avenue Sw, Calgary

MLS® #A2260365

\$357,040

1 Bedroom, 1.00 Bathroom, 415 sqft

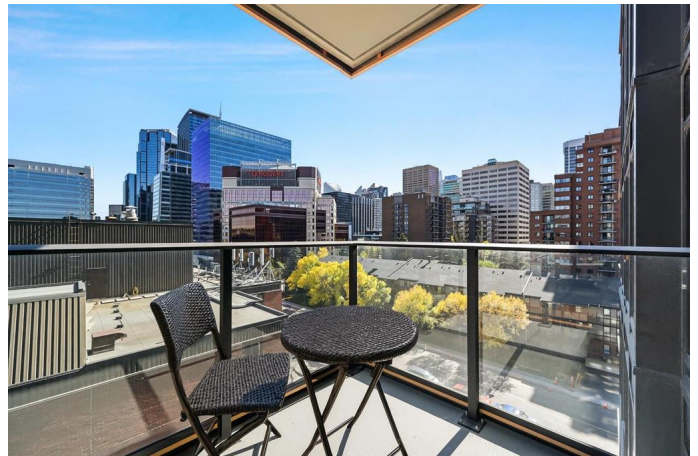
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall and storage, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. ***Upon purchase, the buyer may select a titled parking stall and a titled storage unit of their choice. Show Suites Open: every Wed 11am-2pm, Thurs & Fri 2:30pm-5:30pm, (*note no Open House on Halloween Oct 31) please text number on sign for entry!

Built in 2024

Essential Information



MLS® #	A2260365
Price	\$357,040
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	415
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	704, 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, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	See Remarks
Appliances	Built-In Electric Range, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.