



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1013, 730 2 Avenue SW
Calgary, Alberta

MLS # A2268946



\$479,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
Inclusions:	NA		

Stunning 2 Bed 2 Bath Condo in Eau Claire | River Views | Underground Parking Move-in ready 2-bedroom, 2-bathroom condo in First & Park by Graywood Developments, located in Calgary’s sought-after Eau Claire neighbourhood. This new unit offers clear views of the Bow River and Peace Bridge, just steps from Prince’s Island Park, downtown offices, and river pathways. The open-concept layout features 9-foot ceilings, floor to-ceiling windows, and durable vinyl plank flooring. The kitchen includes Fulgor stainless steel appliances, a gas cooktop and quartz counters. The primary bedroom has its own ensuite and walk-through closet. A second full bathroom and bedroom offer flexibility for guests or roommates. Enjoy in-unit laundry, air conditioning, titled underground parking, and a private balcony with river views. Building amenities include a gym, meeting room, lounge, bike storage, visitor parking, and daytime concierge. Ideal for professionals or downsizers looking for a low-maintenance lifestyle in a central location.