

# \$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 thatâ€™s anchored by a feature fireplace & built-in display cabinets, spacious dining area & beautiful kitchen, thatâ€™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 canâ€™t be beat â€“ steps to Bow River pathways, Princeâ€™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!

Built in 2010



## 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
Type	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	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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	76
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
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