

# \$573,587 - 1102, 730 2 Avenue Sw, Calgary

MLS® #A2260412

**\$573,587**

2 Bedroom, 2.00 Bathroom, 777 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Live elevated in this stunning 11th floor residence at First & Park, Eau Claire™'s newest luxury address. With 2 bedrooms, 2 bathrooms, and a versatile den, this NE-facing home captures both sunrise and city views through expansive floor-to-ceiling windows. The open-concept layout blends modern design with everyday function, featuring a chef-inspired kitchen with quartz counters, integrated appliances, and designer finishes that flow seamlessly into a bright and inviting living space.

The primary suite offers a spa-like ensuite, while the second bedroom and full bath create comfort for family or guests. A dedicated den provides the perfect flex space for work or creativity. Complete with a titled underground parking stall and storage unit, this home balances luxury with convenience. First & Park also features an upscale gym & yoga studio (outside space beside also has gas BBQ hook ups), party room, modern co working space and concierge.

Set in the heart of Eau Claire, you™re just steps from the Bow River pathways, Prince™'s Island Park, and Calgary™'s best dining and shopping. Whether you™re an urban professional, downsizer, or seeking a lock-and-leave retreat, this First & Park residence is downtown living at its finest. \*\* 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 3pm-6pm, please text



number on sign for entry!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260412          |
| Price          | \$573,587         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 777               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1102, 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 Oven, 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 | 22                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

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

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