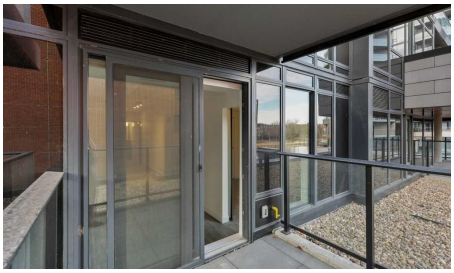
207 730 2 Avenue SW

Calgary | Active | MLS® A2323594

$247,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2024**	**407.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

****OPEN HOUSE FRI NOV 20 1130AM-130PM***Welcome to Unit 207 at First & Park - a contemporary one-bedroom, one-bathroom condo ideally located in Calgary's desirable Eau Claire district. This stylish unit offers the best bang for your buck in the building!
The kitchen boasts stainless steel appliances, quartz countertops, and plenty of cabinetry, while the living area offers extra space to relax or entertain as it continues out to your private balcony. Additional highlights include in-suite laundry, full bathroom, a titled storage locker, and building amenities - fitness/yoga studio, party lounge, coworking space, concierge 7 days a week, snaile package centre, and two elevators.

Enjoy being just steps from the Bow River pathways, Prince's Island Park, Eau Claire Market, and downtown's best restaurants, cafés, and shops - all while living in a quiet, boutique building. Whether you're a first-time buyer, investor, or looking for a downtown pied-à-terre, this property checks all the boxes for stylish inner-city living. Packages available for FURNISHED UNITS! 1 titled storage included with unit! *Visit CRA Website for more info on GST Rebate* eligibility and amounts depend on buyer qualifications and intended use (e.g., primary residence vs. rental).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323594
Bedrooms	1
Bathrooms	1
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	407.44 sq. ft.
Condo Fee:	$409.32
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2024 (Age: 2)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2411886
Heating:	Forced Air
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Eau Claire
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking
Appliances:	Built-In Electric Range, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 11' × 7'6" ·
Main Floor	Kitchen · 11'4" × 8' ·
Main Floor	Bedroom - Primary · 11' × 7'5" ·
Main Floor	Foyer · 9'1" × 5'4" ·
Main Floor	Laundry · 8'5" × 2'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jun 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-730-2-avenue-sw-calgary-a2323594/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.