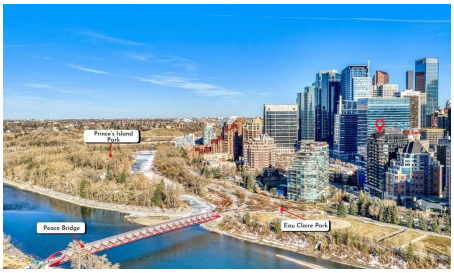
502 730 2 Avenue SW

Calgary | Active | MLS® A2359715

$509,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**780.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Experience refined urban living from the 5th floor of First & Park, Eau Claire’s newest luxury development. This beautifully appointed 2-bedroom, 2-bathroom residence offers a northeast exposure, welcoming morning sun and sweeping city and Bow River views(including the Peace Bridge) through dramatic floor-to-ceiling windows. The thoughtfully designed open-concept layout combines style and functionality, highlighted by a sleek, CHEF-INSPIRED KITCHEN with quartz countertops, integrated appliances, and HIGH END FINISHED that connect effortlessly to the bright living area.

The spacious primary retreat features a SPA-LIKE ENSUITE, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. A TITLE UNDERGROUND PARKING stall and dedicated STORAGE UNIT add everyday convenience. The private balcony is huge and is perfect for your morning coffee and friends/family entertainment.

Residents of First & Park enjoy premium amenities including a fully equipped fitness centre, yoga studio, stylish party lounge, contemporary co-working space, concierge service, and an outdoor terrace with gas BBQ hookups. Ideally located in the heart of Eau Claire, you’re just steps to the Bow River pathways, Prince’s Island Park, and some of Calgary’s top restaurants and boutique shopping. Perfect for professionals, downsizers, or those seeking a turnkey lock-and-leave lifestyle, this is downtown living done right.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359715
Bedrooms	2
Bathrooms	2
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:	780.51 sq. ft.
Main Level Finished Area:	780.51 sq. ft.
Condo Fee:	$622.03
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Unit Exposure:	Northeast
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:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2411886
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
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, Parking, Party Room, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 9'2" × 8'3" ·
Main Floor	Bedroom - Primary · 17'1" × 9'4" ·
Main Floor	Kitchen · 21'5" × 10'8" ·
Main Floor	Living Room · 10' × 8'8" ·
Main Floor	Storage · 7'1" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, 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
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/502-730-2-avenue-sw-calgary-a2359715/

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

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.