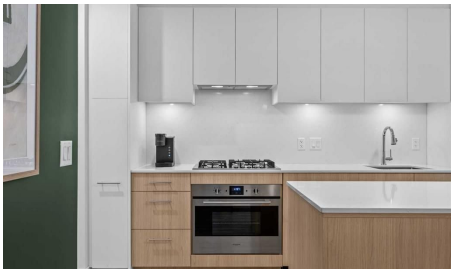
508 730 2 Avenue SW

Calgary | Active | MLS® A2354378

$464,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**687.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to urban living in the heart of Eau Claire! This beautifully designed 2-bedroom, 2-bathroom condo offers 687 square feet of thoughtfully planned living space, floor-to-ceiling windows, and an expansive wraparound balcony. The bright, open-concept layout features high ceilings, luxury vinyl plank flooring, and a modern kitchen complete with quartz countertops and a spacious island with additional counter space and seating. The floor-to-ceiling windows bring in plenty of natural light, creating a bright and welcoming living area, while the wraparound balcony provides a great outdoor space to relax and enjoy the surrounding views. The functional floor plan includes two bedrooms, two full bathrooms, convenient in-suite laundry, and central air conditioning for year-round comfort. Additionally, this unit includes a great sized titled underground parking stall and storage locker. Residents can also enjoy access to building amenities, including a fully equipped fitness centre, residents' lounge, meeting area, bicycle storage, and underground visitor parking. The unit is also being offered fully furnished, making it an excellent option for first-time homebuyers looking for a move-in-ready home or investors looking to add to their rental portfolio. Furnishings are optional for buyers who prefer to bring their own. Located in the heart of Eau Claire, you're just steps from the Bow River pathways, Prince's Island Park, restaurants, shopping, and downtown Calgary's many amenities. Enjoy the convenience of inner-city living with parks, pathways, and everyday essentials all within easy reach.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354378
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:	687.94 sq. ft.
Condo Fee:	$550.64
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:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
Stories Total:	16
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:	Tile, Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, 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, Party Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	FOB Keys, All remaining furnture, small appliances, cutlery, TVS, Artwork
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'6" × 10'8" ·
Main Floor	Kitchen · 13'8" × 12'2" ·
Main Floor	Living Room · 11'7" × 7'10" ·
Main Floor	Bedroom - Primary · 15'9" × 14'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/508-730-2-avenue-sw-calgary-a2354378/

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

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