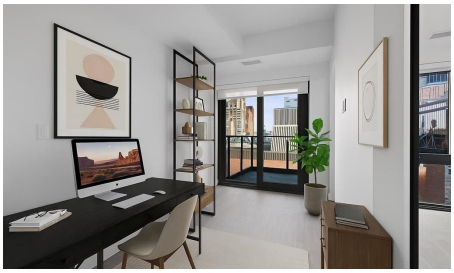
604 730 2 Avenue SW

Calgary | Active | MLS® A2323600

$277,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2024**	**409.63 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 604 at First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This one bedroom, one bathroom home combines modern design with everyday convenience. The open-concept layout features a sleek kitchen with contemporary cabinetry, quartz countertops, and premium appliances, flowing seamlessly into the bright living space and east facing balcony. A spacious bedroom, full bath, and in-suite laundry offer comfort and functionality. Enjoy a titled parking stall, along with building amenities including an upscale gym & yoga studio (patio just outside which also features gas bbq hookups), party lounge, modern co-working space and concierge. Just steps from the Bow River pathways, Prince's Island Park, dining, and downtown, this is the perfect balance of style and location. Whether you're a first-time buyer, investor, or looking for a stylish downtown retreat, this home at First & Park is the perfect opportunity to live where the city meets the river. Packages available for FURNISHED UNITS! 1 titled parking stall 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	A2323600
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:	409.63 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:	6
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
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:	Stall, Titled
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:	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 · 11'3" × 7'7" ·
Main Floor	Kitchen · 11'4" × 8'1" ·
Main Floor	Bedroom - Primary · 11'2" × 7'3" ·
Main Floor	Foyer · 8'11" × 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/604-730-2-avenue-sw-calgary-a2323600/

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

Data was last updated November 23, 2026 at 08:05 PM (UTC)

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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.