# 704 730 2 Avenue SW

Calgary | Active | MLS® A2323606

**$279,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2024** | **414.71 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 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** | A2323606 |
| **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:** | 414.71 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:** | 7 |
| **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 · 11'8" × 7'7" · |
| **Main Floor** | Bedroom - Primary · 11'8" × 7'3" · |
| **Main Floor** | Foyer · 9' × 5'4" · |
| **Main Floor** | Laundry · 8'5" × 3' · |
| **Main Floor** | Kitchen · 11'4" × 8'1" · |
| **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/704-730-2-avenue-sw-calgary-a2323606/

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

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