713 730 2 Avenue SW

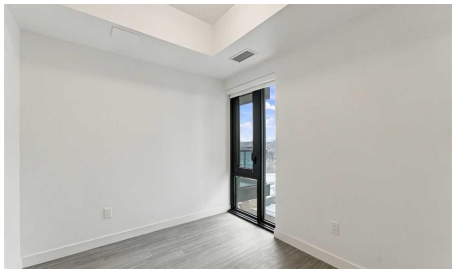
Calgary | Active | MLS® A2359148

$405,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**659 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 713 at First & Park, an elegant new address in Calgary's sought-after Eau Claire community. This FINAL REMAINING two bedroom, two 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 into the bright living space. In-suite laundry adds 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. 1 titled parking stall with unit!
View 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	A2359148
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:	659 sq. ft.
Condo Fee:	$652.35

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:	North
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
Basement:	None
Builder:	GRAYWOOD EC LIMITED LTD.
New Constr.:	Yes
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
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:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 8'11" × 8'10" ·
Main Floor	Kitchen · 15'5" × 11'1" ·
Main Floor	Living Room · 9'9" × 8'7" ·
Main Floor	Bedroom - Primary · 9' × 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
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/713-730-2-avenue-sw-calgary-a2359148/

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.