

\$675,000 - 311, 730 2 Avenue Sw, Calgary

MLS® #A2261023

\$675,000

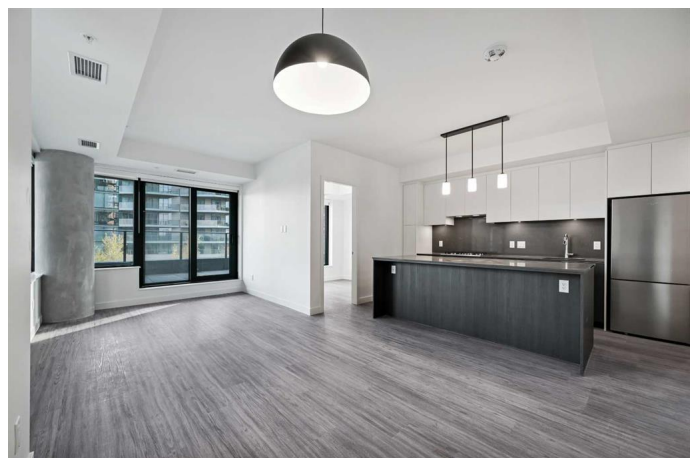
3 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover the perfect blend of space and sophistication in this 3 bedroom, 2 bathroom NW-facing residence at First & Park in Eau Claire. Designed for both families and professionals, this home offers a thoughtful layout with floor-to-ceiling windows that capture natural light and stunning city views that can be taken in on your spacious patio over looking the Bow River and Princes Island Park. The modern kitchen boasts quartz countertops, integrated appliances, and sleek cabinetry, flowing seamlessly into the open living and dining area – ideal for gatherings or quiet evenings at home.

The primary suite features a spa-inspired ensuite with dual sinks, while two additional bedrooms provide flexibility for children, guests, or a dedicated home office alongside a separate full bathroom. With two titled underground parking stalls, secure storage, and access to the best of downtown Calgary, this home combines everyday convenience with elevated style. First & Park also features an upscale gym & yoga studio (outdoor space beside with gas BBQ hookup), party lounge, modern co-working space and concierge.

Steps from the Bow River pathways, Prince's Island Park, and the city's top dining and entertainment, First & Park offers a lifestyle where families and professionals alike can thrive. **Upon purchase, the buyer may select a titled parking stall(s) and a titled storage unit(s) of their choice. Show Suites Open: every Wed, Thurs & Fri, (*plz check for



times) please text number on sign for entry!

Built in 2024

Essential Information

MLS® #	A2261023
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 730 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1R8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, None, Parking, Party Room, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Built-In Electric Range, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	50
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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