

# \$539,900 - 509, 730 2 Avenue Sw, Calgary

MLS® #A2204563

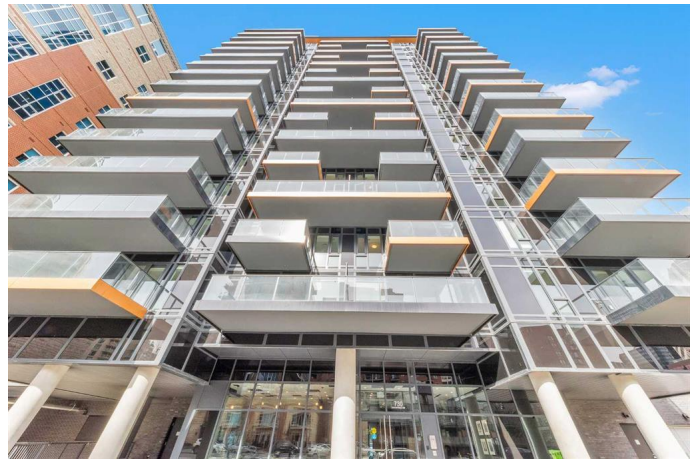
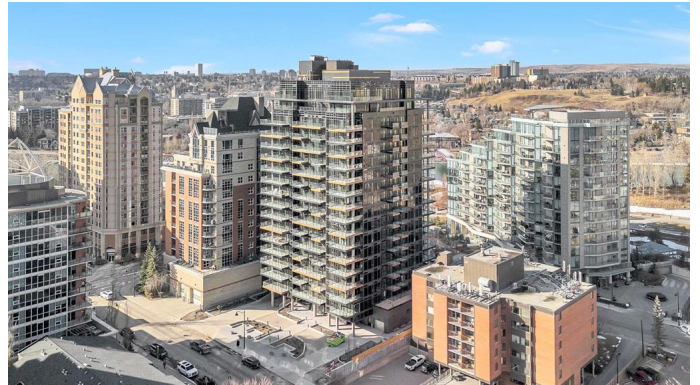
**\$539,900**

2 Bedroom, 2.00 Bathroom, 560 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Live, work, play—this is Eau Claire embodied. Have you ever wanted to live in one of Calgary’s most prestigious downtown communities? This brand-new 2-bedroom, 2-bathroom condo at First & Park is ready to welcome you home. Designed with modern sophistication, with stainless steel appliances, vinyl plank flooring, in-suite laundry, air conditioning, and a titled parking stall with a built-in EV charger. First & Park offers exceptional amenities, including a front desk concierge, a stylish lounge, a fitness center, bike storage, and ample visitor parking. And the location? Simply unbeatable. Step outside to explore the Bow River, Prince’s Island Park, Kensington district, Chinatown, and Calgary’s vibrant downtown core, all while being surrounded by the city’s best restaurants, cozy cafés, and artisanal bakeries. Experience the perfect blend of convenience and sophistication—urban living at its finest. (Virtual tour available, inquire for more details)



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2204563  |
| Price      | \$539,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Square Footage | 560               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 509, 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, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground, Private Electric Vehicle Charging Station(s)                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| # of Stories      | 18   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 17               |
| Zoning         | TBD              |

## Listing Details

Listing Office          Royal LePage Benchmark

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