# \$958,000 - 1706, 730 2 Avenue Sw, Calgary

MLS® #A2234505

## \$958,000

3 Bedroom, 2.00 Bathroom, 1,020 sqft Residential on 0.00 Acres

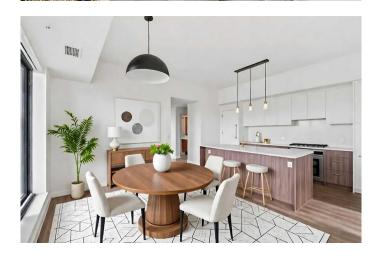
Eau Claire, Calgary, Alberta

A rare and iconic offering in the heart of Eau Claireâ€"welcome to this brand new. never-occupied sub-penthouse at First & Park. Perched high on the 17th floor, this exceptional 3-bedroom corner residence offers over 1,000 sq ft of refined interior living space with unobstructed panoramic views of the Bow River. One of the most desirable layouts in the building, the unit includes a custom third bedroom ideal for guests or a dedicated home office. The highlight of this home is the expansive 600+ sq ft wraparound balconyâ€"one of the largest in the developmentâ€"perfect for entertaining or enjoying Calgary's riverfront lifestyle. Oversized sliding doors seamlessly connect indoor and outdoor spaces, filling the home with natural light and enhancing the open-concept layout.

Inside, modern finishes shine through upgraded appliances, sleek cabinetry, quartz countertops, under-cabinet lighting, and a designated dining area that flows effortlessly into a spacious living room. The primary suite is a peaceful retreat featuring a double vanity, walk-in shower, and generous closet space, while the additional bedrooms are well-appointed and served by a second full bathroom. Added conveniences include in-suite laundry, two titled EV-ready underground parking stalls (side by side), and a separate storage locker, with the option to purchase more storage if needed.







Residents of First & Park enjoy premium amenities including a fitness and yoga studio, owner's lounge, concierge service, and secure visitor parking. Located steps from the Bow River Pathway, Peace Bridge, and Calgary's top restaurants and boutiques, this is an unparalleled opportunity to own one of Eau Claire's most iconic residences. Book your private showing today.

#### Built in 2024

#### **Essential Information**

MLS® # A2234505 Price \$958,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,020
Acres 0.00
Vear Built 2024

Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1706, 730 2 Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 1R8

#### **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Party Room, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Parkade, Stall, Titled, Underground, Private Electric Vehicle Charging

## Station(s)

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

# of Stories 18

### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Concrete

## **Additional Information**

Date Listed June 25th, 2025

Days on Market 77

Zoning TBD

## **Listing Details**

Listing Office The Real Estate District

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