

# \$499,900 - 1013, 730 2 Avenue Sw, Calgary

MLS® #A2238327

**\$499,900**

2 Bedroom, 2.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Brand New 2 Bed 2 Bath Condo in Eau Claire | River Views | Underground Parking  
Move-in ready 2-bedroom, 2-bathroom condo in First & Park by Graywood Developments, located in Calgary's sought-after Eau Claire neighbourhood. This new unit offers clear views of the Bow River and Peace Bridge, just steps from Prince's Island Park, downtown offices, and river pathways. The open-concept layout features 9-foot ceilings, floor-to-ceiling windows, and durable vinyl plank flooring. The kitchen includes Fulgor stainless steel appliances, a gas cooktop and quartz counters. The primary bedroom has its own ensuite and walk-through closet. A second full bathroom and bedroom offer flexibility for guests or roommates. Enjoy in-unit laundry, air conditioning, titled underground parking, and a private balcony with river views. Building amenities include a gym, meeting room, lounge, bike storage, visitor parking, and daytime concierge. Ideal for professionals or downsizers looking for a low-maintenance lifestyle in a central location.

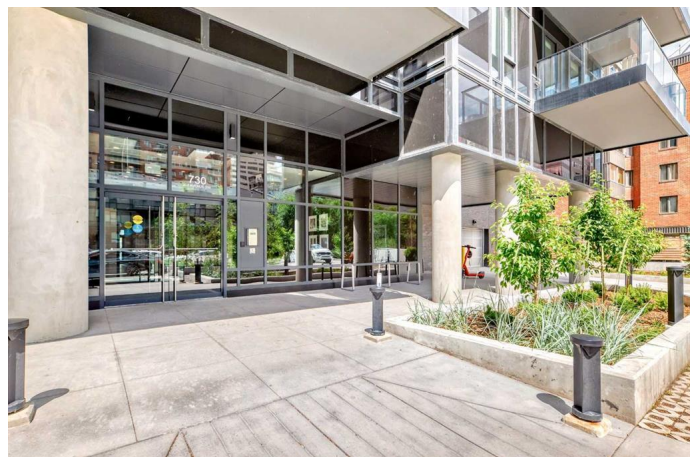
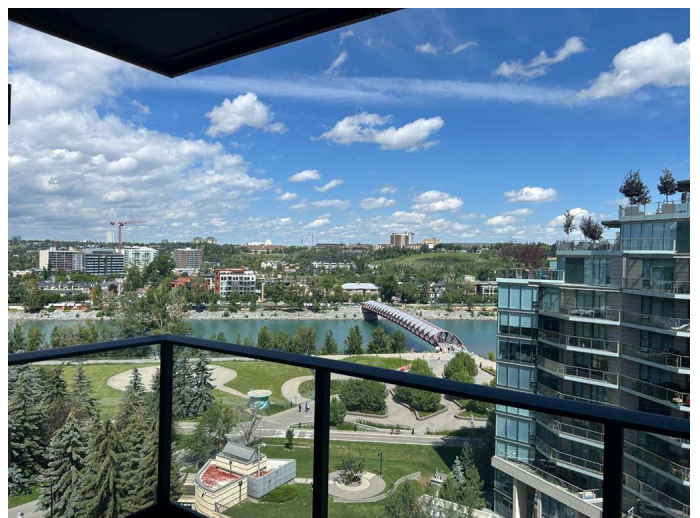
Built in 2024

## Essential Information

MLS® # A2238327

Price \$499,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 669               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1013, 730 2 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 1R8               |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Party Room, Visitor Parking |
| Parking Spaces | 1                                                            |
| Parking        | Underground                                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 18                                                                                           |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 69              |

Zoning

DC (pre 1P2007)

Listing Details

Listing Office

First Place Realty

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