# \$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

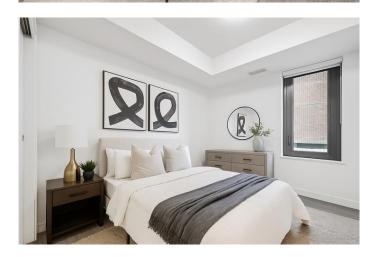
Eau Claire, Calgary, Alberta

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 â€" 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 11am-2pm, Thurs & Fri







2:30pm-5:30pm, (\*no open house on Halloween Oct 31) 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 30

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.