

# \$409,000 - 1201, 730 2 Avenue Sw, Calgary

MLS® #A2266391

## \$409,000

2 Bedroom, 1.00 Bathroom, 515 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to First & Park, Eau Claire’s newest luxury boutique residence. This 12th-floor 2-bedroom condo offers stunning river and park views in one of Calgary’s most desirable communities. Features include: Optional titled underground parking for \$30K, large size balcony facing the river, 9-ft ceilings with floor-to-ceiling windows Fulgor stainless steel appliances, gas cooktop, quartz counters & backsplash Primary bedroom plus a versatile second bedroom/den Additional enclosed den for office or storage Large balcony with Bow River and Peace Bridge views Building amenities: concierge service, fitness and yoga studio, owners’ lounge, meeting room, secure bike storage, and ample visitor parking. Steps to Prince’s Island Park, river pathways, and downtown shopping, dining, and entertainment. Immediate possession available.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266391  |
| Price          | \$409,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 515       |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1201, 730 2 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P1R8                |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Elevator(s), Fitness Center, F |
| Parking   | None                           |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Elevator                                           |
| Appliances        | Dishwasher, Gas Cooktop, Stacked, 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    | October 23rd, 2025 |
| Days on Market | 2                  |
| Zoning         | DC (pre 1P2007)    |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|



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