

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

MLS® #A2234505

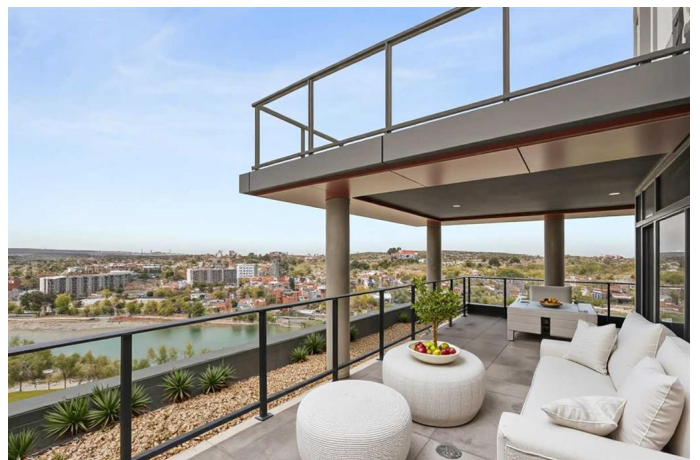
**\$958,000**

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 Claire—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 balcony—one of the largest in the development—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
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	63
Zoning	TBD

### Listing Details

Listing Office	The Real Estate District
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