# \$500,000 - 1313, 730 2 Avenue Sw, Calgary

MLS® #A2256409

## \$500,000

2 Bedroom, 2.00 Bathroom, 661 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This brand-new 2-bedroom, 2-bathroom condo in First & Park by Graywood Developments is the perfect hands-off investment opportunity in one of Calgary's most desirable neighbourhoods. Currently leased, the unit offers immediate rental income and long-term upside in a location with consistently strong tenant demand.

Perched on the 13th floor, the condo features panoramic views of the Bow River, Peace Bridge, and downtown skyline â€" a true highlight that sets it apart in the market. The open-concept layout includes 9-foot ceilings, floor-to-ceiling windows, and stylish vinyl plank flooring. A modern kitchen is outfitted with Fulgor stainless steel appliances, a gas cooktop, and quartz countertops. The primary suite comes with a walk-through closet and ensuite bath, complemented by a second bedroom and full bathroom for added flexibility. Residents enjoy private balconies, in-unit laundry, air conditioning, and premium building amenities such as a fitness centre, lounge, meeting room, visitor parking, bike storage, and daytime concierge.

Located steps from Prince's Island Park, the Bow River pathways, downtown offices, and Calgary's best dining, this property combines lifestyle appeal with rental stability. Whether you're seeking steady cash flow or long-term appreciation, this unit checks all the boxes.







#### **Essential Information**

MLS® # A2256409 Price \$500,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 661
Acres 0.00
Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1313, 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 Off Street

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

**Quartz Counters** 

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air
Cooling Central Air

# of Stories 18

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 50

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office MaxWell Canyon Creek

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