

\$479,900 - 1313, 730 2 Avenue Sw, Calgary

MLS® #A2256409

\$479,900

2 Bedroom, 2.00 Bathroom, 661 sqft

Residential on 0.00 Acres

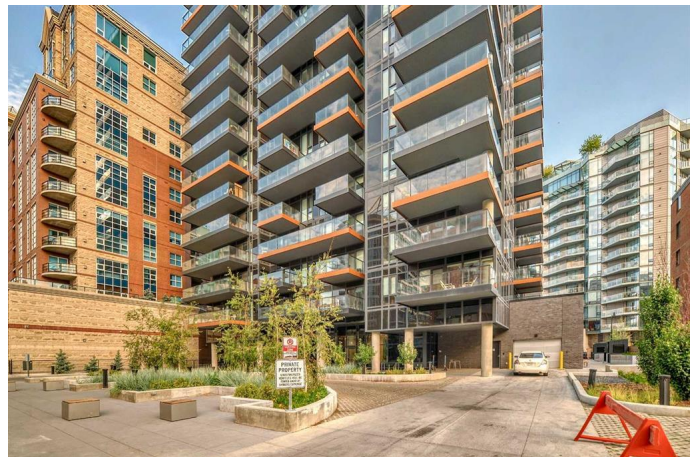
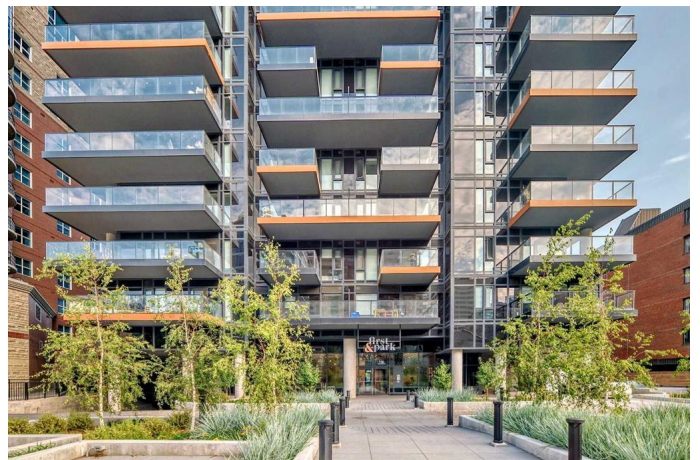
Eau Claire, Calgary, Alberta

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 – 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.

Built in 2024



Essential Information

MLS® #	A2256409
Price	\$479,900
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 Smoking Home, Open Floorplan, Quartz Counters, No Animal Home
Appliances	Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop
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	69
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	MaxWell Canyon Creek
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