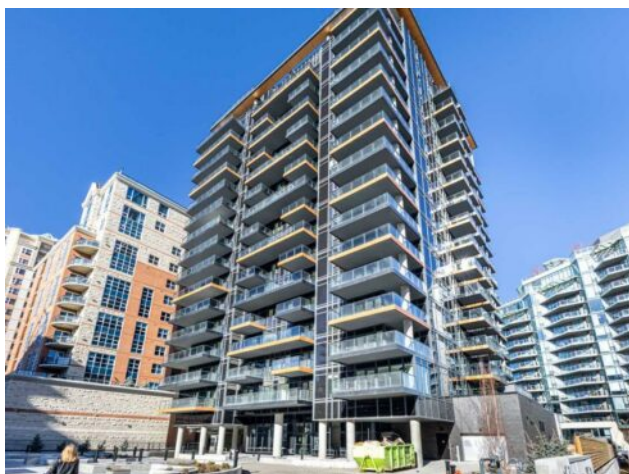


**1101, 730 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2198963**



**\$455,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Steps away from the beautiful Bow River, Peace Bridge and Prince's Island Park! Situated in the heart of Eau Claire, you will enjoy living in this beautifully designed 2-bedroom, 1-bathroom condo. This beautiful unit is located on the 11th floor with breath taking views and underground parking. Open-plan layout, high ceilings, high-end finishes, stunning views facing the river and much more. The gourmet kitchen is equipped with quartz counter-tops, stainless appliances and sleek cabinetry. In-unit laundry and private balcony add to the convenience. The building has concierge service, fitness and yoga studio, and lounge. Walk to restaurants, shopping, entertainment, Park, coffee houses, and river pathways.