

# \$346,009 - 103, 730 2 Avenue Sw, Calgary

MLS® #A2270737

**\$346,009**

1 Bedroom, 1.00 Bathroom, 475 sqft  
Residential on 0.00 Acres

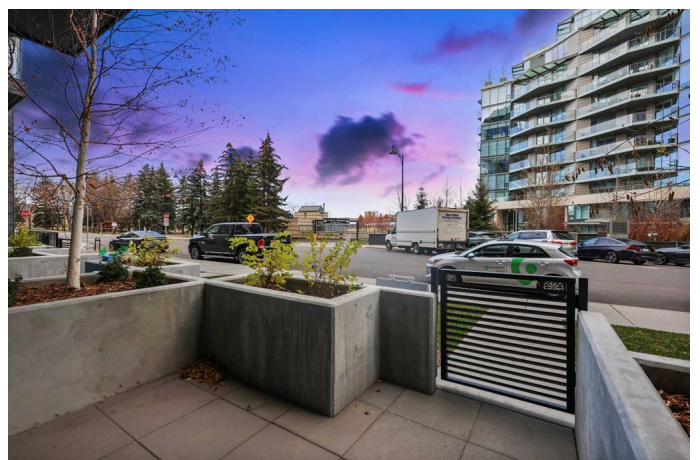
Eau Claire, Calgary, Alberta

Welcome to Unit 103 at First & Park — our final main floor, sleek one-bedroom, one-bathroom perfectly positioned in the heart of Eau Claire, in downtown Calgary. This modern unit impresses with soaring ceilings, large north facing windows, and two convenient access points, including direct private entry for a true urban-living feel.

Step inside to discover a bright, open-concept kitchen and living space featuring contemporary flat-panel cabinetry, quartz counters, stainless-steel appliances, and a gas cooktop. The thoughtful layout maximizes every inch of space, while natural light floods through expansive windows, creating a warm and inviting atmosphere.

Enjoy your morning coffee or evening unwinding in the stylish living area or on the terrace with views of the tree-lined street. The spacious bedroom offers excellent storage with double closets, and the sleek 4-piece bathroom adds a spa-like touch.

Perfectly located steps from the Bow River pathways, Eau Claire Market, Prince's Island Park, and the LRT, this home blends downtown energy with modern comfort. Whether you're a first-time buyer, investor, or urban professional, this suite checks all the boxes — high design, unbeatable location, and functional luxury.



Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2270737          |
| Price          | \$346,009         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 475               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103, 730 2 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 1R8              |

Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                          |
| Parking        | Stall, Titled                                                                              |

Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                              |
| Appliances        | Built-In Electric Range, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| # of Stories      | 18                                                                                       |

Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete

**Additional Information**

Date Listed            November 13th, 2025  
Days on Market        5  
Zoning                  DC (pre 1P2007)

**Listing Details**

Listing Office           eXp Realty

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