

# \$925,800 - 1706, 730 2 Avenue Sw, Calgary

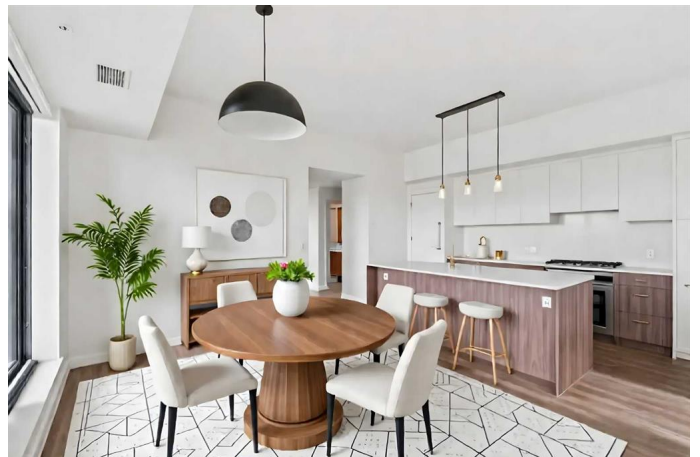
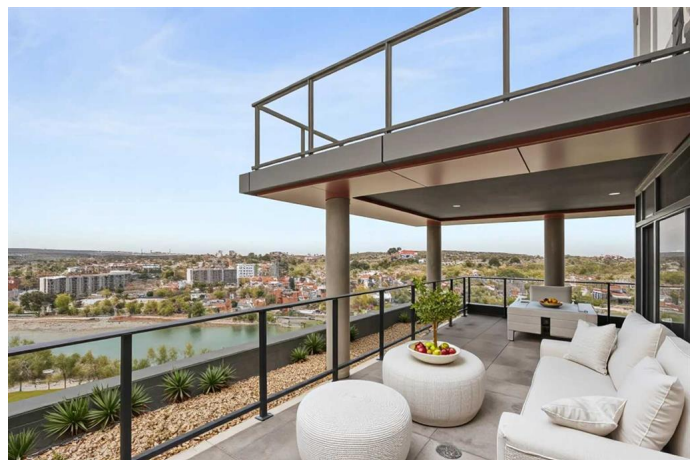
MLS® #A2218581

**\$925,800**

3 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

RARE OPPORTUNITY - BRAND NEW SUB PENTHOUSE WITH UNOBSTRUCTED RIVER VIEWS!!! Perched high on the 17th floor in the prestigious community of Eau Claire, this brand new, never-occupied sub-penthouse at First & Park offers an exceptional blend of luxury, comfort, and breathtaking views. With over 1,000 sq ft of refined interior living space, this rare 3-bedroom corner residence features one of the most desirable layouts in the buildingâ€”including a custom third bedroom, perfect for guests or a dedicated home office. The showstopper is the expansive wraparound balcony that is over 600 sq ftâ€”one of the largest in the entire developmentâ€”with unobstructed views of the Bow River. Ideal for entertaining, this outdoor space seamlessly connects to the interior via sliding glass doors, creating a true indoor-outdoor lifestyle experience. The open-concept floor plan is enhanced by upgraded appliances, sleek cabinetry, quartz countertops, under cabinet lighting and a designated dining area that flows effortlessly into the bright and spacious living room. Large windows fill the home with natural light, showcasing elegant modern finishes throughout. The primary suite is a private retreat with a double vanity, large walk-in shower, and generous closet space, while the second full bathroom serves the additional bedrooms and guests with equal sophistication. Enjoy the convenience of in-suite laundry, one titled EV-ready



underground parking stall and a separate storage locker is included”with the option to purchase additional parking and storage if needed. Situated just steps from the Bow River Pathway, Peace Bridge, and some of Calgary’s best restaurants and shops, this unit also includes access to premium building amenities such as a fitness and yoga studio, owners’ lounge, concierge service, and secure visitor parking. This is a rare opportunity to own one of the most iconic residences in Eau Claire”book your private showing today.

Built in 2024

**Essential Information**

MLS® #	A2218581
Price	\$925,800
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, Snow Removal, Storage, Trash,
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	Visitor Parking, Party Room
Parking Spaces	1
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	May 14th, 2025
Days on Market	10
Zoning	TBD

## Listing Details

Listing Office	The Real Estate District
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