

\$449,900 - 402, 735 2 Avenue Sw, Calgary

MLS® #A2208691

\$449,900

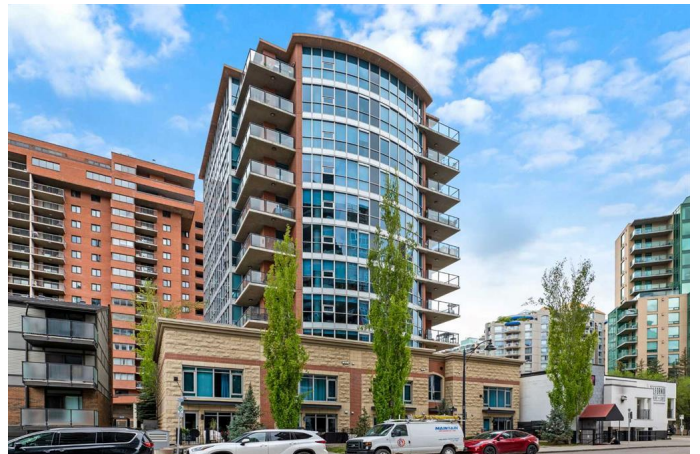
2 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Nestled in the heart of Eau Claire, this gorgeous 2 bedroom, 2 full bath condo with north & west views offers over 1200 sq ft of luxurious living space! The open plan presents hardwood floors, lofty ceilings & is drenched in natural light from floor to ceiling windows, showcasing the living room thatâ€™s anchored by a feature fireplace & built-in display cabinets, spacious dining area & beautiful kitchen, thatâ€™s tastefully finished with granite counter tops, glass top island/eating bar, plenty of storage space & stainless steel appliances. A flex area provides the perfect space for a home office setup. The primary retreat affords enough space for a king-sized bed & dressers & also boasts a custom walk-in closet & 6 piece ensuite with dual sinks, jetted tub with shower plus a walk-in shower. The second bedroom & 4 piece bath are ideal for guests. Other notable features include in-suite laundry, central air conditioning, a large wrap-around deck with north & west views, one titled underground parking stall (plus visitor parking) & an assigned storage locker. The central location canâ€™t be beat â€” steps to Bow River pathways, Princeâ€™s Island Park, excellent restaurants, cafes, shopping, public transit & within walking distance to trendy Kensington. Excellent investment property with great rental potential in the heart of Eau Claire. Immediate possession is available!

Built in 2010



Essential Information

MLS® #	A2208691
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	402, 735 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

Amenities

Amenities	Elevator(s), Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Secured

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	11

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone

Additional Information

Date Listed	April 4th, 2025
Days on Market	74
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.