

402, 735 2 Avenue SW  
Calgary, Alberta

MLS # A2208691



**\$449,900**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,286 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,150
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** None.

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 that's anchored by a feature fireplace & built-in display cabinets, spacious dining area & beautiful kitchen, that'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 can't be beat — steps to Bow River pathways, Prince'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!