

402, 735 2 Avenue SW  
Calgary, Alberta

MLS # A2208691



**\$499,900**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| 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. Immediate possession is available!