

\$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 | 73 |
| Zoning | DC |

Listing Details

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

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