

# \$520,000 - 902, 735 2 Avenue Sw, Calgary

MLS® #A2078854

**\$520,000**

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

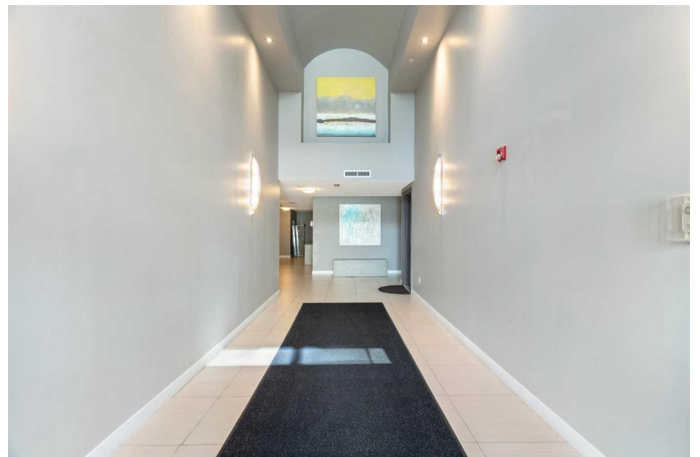
Welcome to this prestigious 2 bedroom, 2 bathroom residence offering over 1200 square feet of exquisite living space, ideally situated to capture breathtaking views of the Princess Island Park and the partial view of picturesque Bow River. This meticulously designed condominium combines elegance, comfort, privacy and natural beauty to create an exceptional living experience. Boasting 3 units for every floor, the building offers privacy and security.

## KEY FEATURES

**Spacious Interiors:** Step inside to discover an expansive, open-concept living area flooded with natural light from large windows that frame stunning park and river vistas. With over 1200 square feet of living space, this unit provides ample room for both relaxation and entertainment.

**Gourmet Kitchen:** The chef-inspired kitchen boasts stainless steel appliances, granite countertops, and an island, making it the perfect space for culinary enthusiasts and those who love to entertain.

**Master Retreat:** The spacious master bedroom offers a private sanctuary with its own ensuite 6pc bathroom, walk-in closet, and, of course, mesmerizing park and river views. Wake up to the soothing sounds of nature and enjoy your morning coffee on the private balcony.



**Second Bedroom and Bath:** The well-appointed second bedroom is perfect for guests, a home office, or a cozy den. The second bathroom features modern fixtures and finishes.

**Balcony with a View:** Step outside onto your private balcony and savour the stunning vistas of the park and Bow River. This outdoor space is ideal for al fresco dining, enjoying a glass of wine at sunset, or simply unwinding while taking in the tranquillity of the surroundings.

**Amenities:** Steps to the Princess Island Park and Bow River that offer walking, biking trails and restaurants. A few blocks to the Core Shopping Centre. The famous Alforno Bakery Cafe is just around the corner.

**Location:** Nestled in a prime location, this property offers the best of both worlds - a serene parkside retreat and easy access to the vibrant city life. Enjoy leisurely strolls along the riverfront pathways, or explore the nearby cultural attractions, dining, and shopping options.

**Privacy and Security:** With secure access, your privacy and security are paramount in this upscale community.

This rare offering presents a unique opportunity to experience a lifestyle defined by elegance, natural beauty, and urban convenience. Don't miss the chance to make this prestigious 2 bedroom, 2 bathroom residence with over 1200 square feet of living space your new home. Contact us today to schedule a private showing and witness the captivating views and luxurious living for yourself.

Built in 2010

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2078854       |
| Price          | \$520,000      |
| Sold Price     | \$515,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,267          |
| Acres          | 0.00           |
| Year Built     | 2010           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 902, 735 2 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0E4              |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking                                    |
| Parking Spaces | 1                                                                        |
| Parking        | Covered, Garage Door Opener, Heated Garage, Parkade, Titled, Underground |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Washer/Dryer Stacked |
| Heating         | Forced Air, Natural Gas                                                         |
| Cooling         | Central Air                                                                     |
| Fireplace       | Yes                                                                             |
| # of Fireplaces | 1                                                                               |
| Fireplaces      | Electric, Living Room                                                           |
| # of Stories    | 10                                                                              |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Storage                |
| Roof              | Tar/Gravel             |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2023 |
| Date Sold      | November 10th, 2023 |
| Days on Market | 64                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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