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713, 730 2 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
35028

MLS ID:
A2304374

\$2,924,400



 **CHANTELLE JENKINS**
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 713, 730 2 Avenue SW, Calgary , Alberta T2P 1R8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning DC (pre 1P2007)	Subdivision Eau Claire	Year Built 2024
Structure Type High Rise (5 stories)	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 2411886	Building Area (Sq. Ft.) 4497.00	Building Area (Sq. M.) 417.78
Construction Type Concrete	Roof Tar/Gravel	Foundation Poured Concrete
Cooling Central Air	Heating Central,Natural Gas	Lot Features Near Public Transit,Paved,Views
Commercial Amenities Boardroom,Elevator Passenger,Exercise Room,Intercom,Kitchen,Social Rooms	Access to Property Front and Rear Drive access,Direct Access,Paved Road,Public Transportation Nearby	Inclusions For each unit: Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Key Fob(s), Door Key(s)
Restrictions Utility Right Of Way	Reports Aerial Photos,Condo/Strata Bylaws,Contracts,Floor Plans,Other Documents,Title	

Turnkey Investor Package #2 at First & Park, a premium opportunity to secure a strategic multi-unit portfolio in one of Calgary's most desirable riverfront communities. Completed in 2024, this boutique concrete development offers strong fundamentals for investors seeking stable long-term rental income and appreciation in a supply-constrained inner-city location. Purpose-built for scalability, this package features a high-performing mix of larger layouts, including 2 Bed, 2 Bed + Den configurations, ideal for maximizing rental income and attracting quality tenants. This package includes: Unit 1301 (D1) – 2 Bed, 1 Bath | North Exposure | 571 SQFT Unit 713 (D5) – 2 Bed, 2 Bath | North Exposure | 715 SQFT Unit 813 (D5) – 2 Bed, 2 Bath | North Exposure | 715 SQFT Unit 302 (E1) – 2 Bed + Den, 2 Bath | North East Exposure | 861 SQFT Unit 408 (D2) – 2 Bed + Den, 2 Bath | South West Exposure | 774 SQFT Unit 208 (E1-2) – 2 Bed + Den, 2 Bath | North East Exposure | 861 SQFT This diverse unit mix provides exposure to higher rental brackets, making it ideal for professionals, roommates, and executive tenants seeking proximity to downtown and lifestyle amenities. Larger floorplans with dens add flexibility for work-from-home tenants, further enhancing rental demand. Currently, the building permits long-term rentals only, creating a stable investment environment with predictable income and reduced turnover risk. Each unit is backed by a 5-Year New Home Warranty, offering peace of mind and reduced maintenance concerns for investors. Located steps from the Bow River pathway system, Prince's Island Park, and Eau Claire, First & Park delivers unmatched lifestyle appeal. Residents enjoy immediate access to downtown offices, transit, restaurants, and Calgary's top recreational amenities, a key driver for sustained rental demand. Building features include: Concierge service Fitness centre & yoga studio Owner's lounge & co-working spaces Heated underground parking & EV readiness Secure bike storage This is a rare opportunity to acquire scale in a prime location, combining larger, high-demand layouts with strong long-term growth fundamentals. Investor Package #2 offers size, versatility, and location, a high-quality addition to any real estate portfolio in Calgary's core.

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