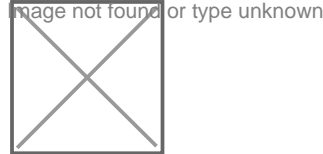


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

912, 730 2 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

35027



MLS ID:

A2304000

\$1,623,295



 **CHANTELLE JENKINS**
 (403) 619-6761

 RE/MAX Complete Realty
 403-930-8555

 912, 730 2 Avenue SW, Calgary , Alberta T2P 1R8

Transaction Type

For Sale

Title

Fee Simple

Days On Market

2

Zoning

DC (pre 1P2007)

Subdivision

Eau Claire

Building Type

Free-Standing,High Rise

Year Built

2024

Structure Type

High Rise (5 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

2411886

Building Area (Sq. Ft.)

2488.00

Building Area (Sq. M.)

231.14

Construction Type

Concrete

Roof

Tar/Gravel

Foundation

Poured Concrete

Cooling

Central Air

Heating

Central,Natural Gas

Lot FeaturesNear Public Transit,Street
Lighting,Views**Commercial Amenities**Boardroom,Exercise
Room,Intercom,Kitchen,Social Rooms**Access to Property**Front and Rear Drive access,Direct
Access,Lane,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) SEE ATTACHED
APPENDIXES**Restrictions**

Utility Right Of Way

ReportsAerial Photos,Condo/Strata
Bylaws,Contracts,Floor Plans,Other
Documents,Title

Turnkey Investor Package #1 at First & Park, a rare opportunity to secure a strategic 5-unit bundle in one of Calgary's most sought-after inner-city developments. Completed in 2024, this boutique 18-storey concrete tower features just 211 residences, offering a premium, low-density ownership experience in the heart of Eau Claire. Purpose-built for investors looking to maximize cash flow, appreciation, and rental appeal, this curated package features a strong mix of 1 Bed, 1 Bed + Den, and 2 Bed units with highly rentable layouts and desirable exposures. This package includes: Unit 1303 (A1) – 1 Bed, 1 Bath | East Exposure | 472 SQFT Unit 1304 (A2) – 1 Bed, 1 Bath | East Exposure | 471 SQFT Unit 1310 (A3) – 1 Bed, 1 Bath | West Exposure | 452 SQFT Unit 607 (C2) – 1 Bed + Den, 1 Bath | South Exposure | 522 SQFT Unit 912 (D4) – 2 Bed, 1 Bath | North Exposure | 571 SQFT With unit sizes ranging from efficient 1-bedroom layouts to a functional 2-bedroom configuration, this package offers diversified rental income streams and broad tenant appeal, ideal for young professionals, couples, and shared accommodations. Smart floorplans, 9' ceilings, floor-to-ceiling windows, quartz finishes, and premium appliances position these units for consistent occupancy and long-term growth. Currently, the building permits long-term rentals only, providing investors with a more stable and predictable income stream while supporting consistent tenant retention in a professionally managed environment. Each unit is backed by a 5-Year New Home Warranty, offering added peace of mind and protection for investors purchasing newer construction. What truly sets First & Park apart is its irreplaceable location, positioned directly beside the Bow River pathway system, a 48km network connecting Calgary's most desirable parks and recreation areas. Residents are steps to Prince's Island Park, the Peace Bridge, and Eau Claire Park, creating unmatched lifestyle appeal that consistently drives rental demand. The building also offers: 24-hour concierge service Fitness centre & yoga studio Owner's lounge + co-working spaces Heated underground parking (EV ready) Secure bike storage Located minutes to downtown offices, transit, restaurants, and shopping, this is a high-demand rental corridor with long-term appreciation fundamentals driven by limited riverfront supply and ongoing inner-city growth. Investor Package #1 delivers a balanced blend of location, product mix, and rental stability, a true plug-and-play opportunity in one of Calgary's most prestigious and walkable communities.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.