

\$304,900 - 503, 735 2 Avenue Sw, Calgary

MLS® #A2249617

\$304,900

1 Bedroom, 1.00 Bathroom, 732 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Your Eau Claire EXECUTIVE condo lifestyle beckons at Oscar! It's located a ½ block from the Bow River pathway and iconic Peace Bridge and great area amenities are a short walk away. You'll love that this suite encompasses the entire south side of the building, with natural light filling the space from east, south and west floor to ceiling windows. Features include laminate floors, gas stove, high end stainless steel appliances, granite counters and full height cabinets in the entertainment style kitchen with island overlooking the main living space, dining area surrounded with windows and offers access to one of TWO balconies with views to the Bow River. A cozy fireplace is in the living room and enjoy the super convenient den/home office for extra space. The primary bedroom offers a walk in closet and second balcony with SE city skyline views. 4 piece bath, insuite laundry and assigned storage locker complete the package. The location is a dream - steps to Princess Island Park, the Bow River that offers walking & biking trails, great area restaurants, a few blocks to the Core Shopping Centre and the famous Alforno Bakery Cafe is just around the corner. All furniture is included, and would make an awesome executive rental. Call to view today!

Built in 2010

Essential Information



MLS® #	A2249617
Price	\$304,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	503, 735 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E4

Amenities

Amenities	Elevator(s)
Parking	None

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	11

Exterior

Exterior Features	Balcony
-------------------	---------

Construction Concrete

Additional Information

Date Listed August 18th, 2025
Days on Market 5
Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.