

109, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2090060

\$1,827,400



|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Eau Claire   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit   |               |                  |
| <b>Size:</b>     | 1,988 sq.ft.   | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Central, Fan Coil, In Floor, Fireplace(s), Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Marble  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Concrete, Foam, Green Roof, Membrane, Tar/Gravel  | <b>Condo Fee:</b> | \$ 1,969   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Aluminum Siding , Concrete, Metal Frame, Stone  | <b>Zoning:</b>    | CC   |
| <b>Foundation:</b> | Piling(s), Pillar/Post/Pier, Poured Concrete, Slab  | <b>Utilities:</b> | Natural Gas Paid, Garbage Collection, Heating Paid F |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wired for Data |                   |  |
| <b>Inclusions:</b> | N/A   |                   |  |

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps to the Peace Bridge, Prince's Island Park and Downtown . This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant Social Lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury riverfront living in The Concord.