



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #1307, Calgary T2P 5G8

MLS® #: **A2104572**

Area: **Eau Claire**

Listing Date: **04/12/24**

List Price: **\$6,899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **3,543**
Low Sqft:
Ttl Sqft: **3,543**

DOM

38

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

Heated Garage,Oversized,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Rubber**

Heating: **Fan Coil,In Floor,Natural Gas**

Sewer:

Ext Feat: **Built-in Barbecue,Courtyard,Fire Pit**

Construction:

Concrete,Glass

Flooring:

Hardwood,Marble

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Elevator,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`0" x 10`0"
Living Room	Main	27`0" x 21`0"
Foyer	Main	19`4" x 6`2"
Laundry	Main	10`6" x 7`4"
Wine Cellar	Main	9`0" x 8`8"
Balcony	Main	76`0" x 23`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	22`0" x 11`4"
Family Room	Main	25`0" x 18`2"
Foyer	Main	9`10" x 4`2"
Den	Main	11`10" x 11`4"
Bedroom - Primary	Main	27`6" x 13`0"
Bedroom	Main	16`10" x 13`10"

2pc Bathroom 5pc Ensuite bath	Main Main	0`0" x 0`0" 0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
Legal/Tax/Financial					
Condo Fee: \$3,391	Title: Fee Simple Fee Freq: Monthly		Zoning: DC (pre 1P2007)		
Legal Desc:	1911332		Remarks		
Pub Rmks:	Enjoy spectacular waterfront sub-penthouse living with captivating panoramic views of the Bow River, Prince’s Island Park, downtown core, and vistas of the Rocky Mountains. Showcasing a full multi-million dollar Reno by Empire Custom Homes, this is truly the best and BIGGEST unit in The Concord and is the epitome of luxury. Not often do you find a condo unit with titled parking 4-CAR PRIVATE GARAGE with custom cabinetry and room for lifts. Best garage allocation for size and location. Grand open layout surrounded by floor-to-ceiling windows, marble throughout, and the finest finishings including new interior solid wood doors, custom hand forged iron detailing on doors, quality oak trim and wall treatments, automated blinds, and lavish fixtures. Porsche designed kitchen is sleek offering smooth carbon fibre cabinetry, marble counters, high-end Miele appliance package. Custom temperature controlled glass wine room located off the kitchen will surely impress your guests. Entertaining is a breeze with the open living and dining room allowing guests to mingle without feeling crowded. Marble full length steps up to your oversized outdoor living space featuring an outdoor BBQ kitchen and two gas lines for fire pit table hook-up. The views will leave you in awe as you relax with a glass of wine after a long day. Hand-forged iron french doors provide a chic Parisian feel opening up to your secluded media room with built-in shelving. Sophisticated master features show stopping views, access to the expansive deck, built-in feature wall, and an elegant spa-like bathroom featuring marble walls and floors, warmed by an in-floor heating system. Master closet is a true dream with custom cabinets, and built-in hampers. Second bedroom is light and airy and is equipped with its own walk-in closet and ensuite. A beautiful den showcases rich wood floor to ceiling custom panelled oak and automatic drapes. Amenities are endless and include 24hr concierge and security, summer water garden, winter skating rink, lounge, kitchen, full fitness facility and car washes. Constructed with long-lasting concrete, double glazed windows and a superior infrastructure designed for flood & emergency preparedness. Located mere steps to the Peace Bridge, Prince's Island Park, River Pathway System, and downtown. Urban luxury living at its finest!				
Inclusions:	n/a				
Property Listed By:	RE/MAX House of Real Estate				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













