



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #811, Calgary T2P 5G8

MLS® #: **A2106965**

Area: **Eau Claire**

Listing Date: **02/09/24**

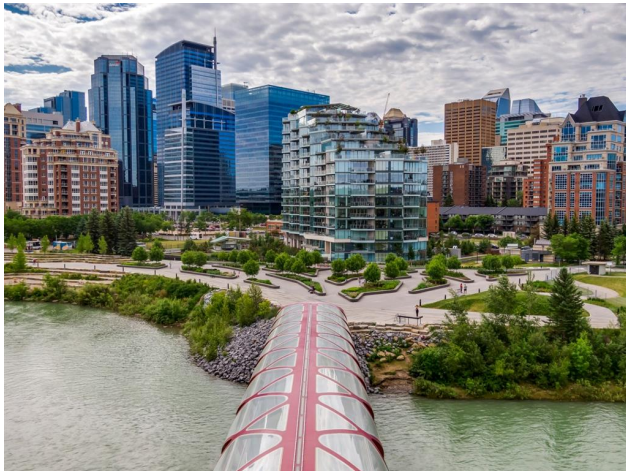
List Price: **\$2,449,900**

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: **1,835**
Low Sqft:
Ttl Sqft: **1,835**

DOM

100
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Heated Garage,Oversized,Parkade

Utilities and Features

Roof: **Other**
Heating: **Fan Coil,In Floor,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Other**

Construction:

Concrete

Flooring:

Hardwood,Marble

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`10" x 9`0"	Dining Room	Main	13`0" x 11`0"
Living Room	Main	27`0" x 18`6"	Foyer	Main	16`0" x 5`2"
Laundry	Main	5`0" x 3`10"	Bedroom - Primary	Main	12`8" x 11`0"
Bedroom	Main	10`6" x 10`4"	Bedroom	Main	12`6" x 9`4"
2pc Bathroom	Main	8`10" x 5`0"	4pc Bathroom	Main	9`4" x 5`0"

5pc Ensuite bath	Main	9`0" x 8`2"	Legal/Tax/Financial
Condo Fee: \$1,786		Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
Legal Desc:	1911332	Remarks	
Pub Rmks:	Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. A landmark anchored in the pulse of Calgary’s most affluent community - offering a harmoniously blended marriage of live, work, & play. Dine at one of many exquisite culinary offerings located within the community which will impress even the most well-traveled palette. Host parties in the amenities rich social lounge overlooking the summer water garden/winter skating rink fully equipped with a wet bar, summer kitchen, BBQ, and two outdoor firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space - showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a PRIVATE DOUBLE CAR GARAGE (with room for a double car lift) and storage. Call today to set up your private tour.		
Inclusions: Property Listed By:	NA RE/MAX First		

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



