



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #105, Calgary T2P5G8

MLS® #: **A2108561**

Area: **Eau Claire**

Listing Date: **02/19/24**

List Price: **\$1,691,600**

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: **1,979**
Low Sqft:
Ttl Sqft: **1,979**

DOM

91

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof: **Concrete, Foam, Membrane, Tar/Gravel**

Heating: **Central, Fan Coil, In Floor, Fireplace(s)**

Sewer:

Ext Feat: **Balcony, BBQ gas line, Private Entrance**

Construction:

Aluminum Siding , Concrete, Metal Frame, Stone

Flooring:

Hardwood, Marble

Water Source:

Fnd/Bsmt:

Piling(s), Poured Concrete, Slab

Kitchen Appl: **Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator**

Int Feat: **Bookcases, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data**

Utilities: **Natural Gas Paid, Electricity Not Paid For, Garbage Collection, Heating Paid For, Sewer Connected, Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`8" x 17`1"
Kitchen	Main	14`9" x 9`9"
Entrance	Main	10`4" x 6`9"
2pc Bathroom	Main	8`5" x 5`0"
Bedroom - Primary	Second	18`6" x 11`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`9" x 13`0"
Pantry	Main	7`6" x 5`4"
Foyer	Main	6`6" x 6`6"
Laundry	Main	6`2" x 6`0"
5pc Ensuite bath	Second	10`9" x 9`0"

Walk-In Closet
3pc Ensuite bath

Second
Second

11`9" x 7`7"
9`9" x 5`7"

Bedroom
Bonus Room
Legal/Tax/Financial

Second
Second

12`7" x 10`8"
17`1" x 8`8"

Condo Fee:
\$1,938

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC

Legal Desc: **1911332**

Remarks

Pub Rmks: **The Concord, a new and 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 the 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.**

Inclusions: **N/A**
Property Listed By: **Engel & Volkers Calgary**

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





