



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #501, Calgary T2P 5G8

MLS® #: **A2113580**

Area: **Eau Claire**

Listing Date: **03/08/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 10-Apr**

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: **927**
Low Sqft:
Ttl Sqft: **927**

DOM

72

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard,Fan Coil,Fireplace(s),Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Construction: **Aluminum Siding ,Concrete,Metal Siding ,Stone**
Flooring: **Hardwood,Marble**
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 12`5"
Dining Room	Main	8`6" x 11`0"
Laundry	Main	5`0" x 3`5"
Bedroom - Primary	Main	9`7" x 10`11"
Walk-In Closet	Main	6`4" x 4`10"
5pc Ensuite bath	Main	8`1" x 8`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`1" x 10`4"
Foyer	Main	13`11" x 3`11"
Balcony	Main	10`0" x 6`0"
Bedroom	Main	8`11" x 11`6"
4pc Bathroom	Main	8`0" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$939

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1911332**

Remarks

Pub Rmks: **Luxury living awaits at The Concord in Calgary's desirable Eau Claire district. This brand new 2-bed, 2-bath end unit on the 5th floor by the riverfront has an open concept layout with breathtaking views from multiple directions. Start your day with breakfast on the large balcony overlooking mountains and the river. Both bedrooms feature private balconies for added natural light. Revel in the gas fireplace, Poggenpohl kitchen, and spa-like baths with marble finishes and in-floor heating. Building amenities include 24/7 concierge/security, a social lounge, summer water garden, winter skating rink, underground car wash, visitor parking, and an exercise facility. This unit includes titled tandem parking and storage. Quick possession available. Contact your realtor to schedule a showing and check out the virtual tour today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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







