



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**738 1 Avenue #406, Calgary T2P 5G8**

MLS® #: **A2116313**

Area: **Eau Claire**

Listing Date: **03/20/24**

List Price: **\$998,000**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 14-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: **972**  
Low Sqft:  
Ttl Sqft: **972**

DOM

**60**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Views**

**Parkade,See Remarks,Tandem,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Courtyard,Fire Pit,Garden,Lighting,Outdoor Kitchen**

Construction: **Concrete,Metal Frame,Stone**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>21`11" x 15`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 12`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`6" x 7`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 10`9"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$969**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1911332**

Remarks

Pub Rmks: **The epitome of luxurious inner-city living awaits in the iconic Concord building in Eau Claire. This exquisite 2 bedroom, 2 bathroom suite offers an opulent retreat with breathtaking panoramic river and tranquil courtyard views. Flawlessly designed to be both stylish and functional, the grand open floor plan exudes high-end sophistication and is perfectly situated to make the most of those outstanding views through dramatic floor-to-ceiling windows. Sleek and modern POGGENPOHL kitchen inspires culinary creativity featuring MIELE built-in appliances, a gas cooktop, marble backsplash, a wine fridge and clear sightlines promoting unobstructed conversations. Spend cool winter nights relaxing in the living room in front of the striking full-height marble encased fireplace gazing at the scenic snow-covered river views. The enormous glass-railed deck will be your favourite warm-weather destination for summer barbeques, peaceful morning coffees and evening beverages. The incredible views of the Peace Bridge, the flowing Bow River with surrounding lush landscaping of Prince's Island Park. The pond and gardens in the below courtyard provide an exceptional backdrop that is sure to be the envy of your guests. Wake up each day to those sensational views in the calming primary oasis, a true owner's escape thanks to private terrace access, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub, a separate shower and full-height marble adding to the grandeur. The second bedroom is nearly as extravagant with its own deck access and oversized windows framing those sensational views. Full-sized washer and dryer, titled underground tandem parking stall for two cars, titled storage unit and 24 hour concierge/security add to your comfort, convenience and peace of mind. The building's world-class amenities are extensive including a state-of-the-art fitness centre, an elegant social lounge with catering and bar for your private events, automated touchless car wash, a secured access system, underground guest parking, 6 elevators and more! The outdoor water garden converts to a skating rink in the winter and is a romantic stroll in any season. An outdoor patio with a full kitchen and built-in barbeque adds another entertaining space as does the two firepits that entice long summer nights under the stars. Enriching your lifestyle further the surrounding area is chalked full of parks, bike trails and serene walking paths that lead to award-winning restaurants and boutique shops. Truly an unparalleled living experience that balances opulence with nature!**

Inclusions:  
Property Listed By: **Garage Fobs  
RE/MAX Realty Professionals**

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





















