



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #807, Calgary T2P 5G8

MLS®#: **A2141256** Area: **Eau Claire** Listing **06/25/24** List Price: **\$1,230,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade, Underground

Finished Floor Area

Abv Sqft: **1,355**
 Low Sqft:
 Ttl Sqft: **1,355**

DOM

83
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Concrete, Foam, Membrane, Tar/Gravel**
 Heating: **Central, Fan Coil, In Floor, Fireplace(s), Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings**
 Int Feat: **Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`8" x 12`0"	Kitchen	Main	12`10" x 9`1"
Dining Room	Main	12`1" x 10`3"	Foyer	Main	17`1" x 5`3"
Office	Main	9`0" x 5`3"	Bedroom - Primary	Main	15`0" x 12`4"
Other	Main	7`11" x 6`9"	5pc Ensuite bath	Main	8`9" x 8`2"
Bedroom	Main	16`6" x 10`5"	Laundry	Main	5`0" x 3`5"
4pc Bathroom	Main	9`0" x 4`11"	Balcony	Main	29`0" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$1,363

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1911332**

Remarks

Pub Rmks: **Discover unparalleled luxury in Calgary's newest high-rise, The Concord. This southwest-facing unit offers breathtaking, unobstructed views of the majestic mountains and a partial river view, showcasing the stunning beauty of Calgary through every season. Situated along the picturesque Bow Riverfront, this exquisite residence is just steps away from the iconic Peace Bridge, Prince's Island Park, and the vibrant amenities of downtown Calgary. This brand new 2-bedroom plus office space, 2-bathroom suite features 1500 sq ft of sophisticated living space with high-end finishes. Revel in the elegance of white marble heated floors in the bathrooms, and enjoy the expansive private terraces and exclusive elevator access. The open kitchen concept is equipped with state-of-the-art Miele appliances, while the living area is bathed in natural light from large windows. The Concord offers hotel-style amenities that cater to your every need, ensuring a luxurious and convenient lifestyle. Experience the epitome of urban living in Calgary's premier high-rise.**

Inclusions:
Property Listed By: **N/A**
Unison Realty Group Ltd.

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