

738 1 Avenue #906, Calgary T2P 5G8

Utilities:

Eau Claire MLS®#: A2159934 Area: Listing 08/31/24 List Price: **\$988,000**

Status: Active Calgary County: Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: **Apartment** City/Town: Calgary

Year Built: 2019 Abv Saft: 962 Low Sqft: Lot Information

Lot Sz Ar: Ttl Sqft: 962

Lot Shape:

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2) 2.0 (2 0)

2

High-Rise (5+)

18

Access: Lot Feat:

Park Feat: Parkade, Tandem, Underground

Utilities and Features

Roof: Concrete.Green Roof.Membrane.Tar/Gravel Construction:

Aluminum Siding ,Concrete,Metal Frame,Stone Heating: Central, Fan Coil, In Floor, Fireplace(s)

Sewer: Flooring:

Hardwood.Marble Ext Feat: Awning(s), Built-in Barbecue, Fire Pit, Garden, Lighting, Misting System, Outdoor Grill Water Source:

Fnd/Bsmt:

Kitchen Appl: Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Washer, Window Coverings, Wine Refrigerator

Int Feat: Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Stone

Counters, Storage, Walk-In Closet(s)

Room Information

<u>Room</u> <u>Level</u> <u>Dimensions</u> <u>Room</u> <u>Level</u> **Dimensions Living Room** Main 14`8" x 15`10" **Dining Room** Main 7`2" x 15`10" Kitchen Main 8'4" x 9'3" **Bedroom - Primary** Main 11`4" x 12`8" Main 8'8" x 10'7" 5pc Ensuite bath 8'4" x 8'11" Bedroom Main 9`4" x 6`2" Walk-In Closet 7`6" x 7`2" 4pc Bathroom Main Main

Balcony Main 9`7" x 25`6"

Legal/Tax/Financial

Condo Fee: **\$1,016**

Title:
Fee Simple
Fee Freg:

Zoning: **CC**

Monthly

Legal Desc: **1911332**

Remarks

Pub Rmks:

OPEN HOUSE SEP 22, SUNDAY 2-4 PM! LUXURY CONDO FOR SALE!! Introducing The Concord, an iconic condominium development located in Calgary's prestigious Eau Claire neighbourhood. Timeless elegance and stunning architectural forms set The Concord apart as the masterpiece of Downtown Calgary architecture. With premium riverfront views, this move-in ready, luxury unit features 2 bedrooms and 2 bathrooms. This luxury residence is located on the 9th floor and overlooks the Bow River and Prince Island Park. Open floor plan features floor to ceiling windows in the living room, dining room and kitchen. Living room also features a fullheight marble encased gas fireplace. Each of the two bedrooms also have floor to ceiling windows. The kitchen boasts designer Poggenpohl cabinetry and Miele appliances package (refrigerator, wine cooler, dishwasher, oven, gas cooktop, and microwave). Kitchen finishes are composed of a marble slab backsplash, guartz countertops, and under cabinet lighting. The spacious primary suite includes a walk-in custom closet, a 5 piece ensuite with dual sinks, a deep soaker air-jet tub, and a separate shower. A second bedroom can also be used as an office to suit your lifestyle. Living and bedrooms access a spacious balcony with a gas connection for a barbecue. Each bathroom is finished with full height marble walls, marble floor tile, and in-floor heating. Handcrafted Luxury light fixture, the Lederam Manta S1 by Catellani & Smith at cost of \$2000 illuminates the dining room table. The laundry area is equipped with a washer and dryer, built in shelving, and a \$3000 custom shelving unit with pullout glass bottomed shelves to facilitate content identification. This unit is accompanied by two titled parking stalls, and a titled storage room. Exclusivity is indulging by an array of amenities: 6 elevators, 24hr Concierge/Security, and a cutting-edge car wash, a state-of-art fitness centre. The allure extends Social Lounge with a bar, Smart TV, full kitchen for your private events. The outdoor Pond/water garden in the summer, converted to a skating rink in the winter is a romantic stroll in any season. An outdoor kitchen/BBQ, and 2 fire-pits for roasting marshmallows with family and friends a must-do gathering. The future second-phase amenities of the building will include a pool and a hi-tech golf simulator. THIS INCREDIBLE OFFERING IS THE BEST VALUE IN THE CONCORD. Do not miss this opportunity to be the proud owner of The Concord high floor with riverfront views. Call today for your private viewing.

Inclusions:

Property Listed By:

1. Laderam Manta S1 light fixture of \$2000 from Catellani & Smith 2. \$3000 custom millwork shelving in Laundry area.

eXp Realty

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















