



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #906, Calgary T2P 5G8

MLS® #: **A2159934** Area: **Eau Claire** Listing Date: **08/31/24** List Price: **\$965,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 19-Dec** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **989**
 Low Sqft:
 Ttl Sqft: **989**

DOM

144
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Tandem,Underground**

Utilities and Features

Roof: **Concrete,Green Roof,Membrane,Tar/Gravel**
 Heating: **Central,Fan Coil,In Floor,Fireplace(s)**
 Sewer:
 Ext Feat: **Awning(s),Built-in Barbecue,Fire Pit,Garden,Lighting,Misting System,Outdoor Grill**

Construction: **Aluminum Siding ,Concrete,Metal Frame,Stone**
 Flooring: **Hardwood,Marble**
 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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 15`10"
Kitchen	Main	8`4" x 9`3"
Bedroom	Main	8`8" x 10`7"
4pc Bathroom	Main	9`4" x 6`2"
Balcony	Main	9`7" x 25`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`2" x 15`10"
Bedroom - Primary	Main	11`4" x 12`8"
5pc Ensuite bath	Main	8`4" x 8`11"
Walk-In Closet	Main	7`6" x 7`2"

Condo Fee:
\$1,016

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC

Legal Desc: **1911332**

Remarks

Pub Rmks: **** LUXURY CONDO - RIVER FRONT - PARK - WATER GARDEN VIEWS **** 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 full-height 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, quartz 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, UPGRADED marble floor tile, and in-floor heating. Handcrafted Luxury light fixture, the Laderam 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











