



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #407, Calgary T2P 5G8

MLS®#: **A2163367** Area: **Eau Claire** Listing Date: **09/06/24** List Price: **\$1,069,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **1,382**
 Low Sqft:
 Ttl Sqft: **1,382**

Guest,Secured,Underground

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,In Floor**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Stone Counters,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`9" x 14`10"	Kitchen	Main	16`8" x 14`2"
Dining Room	Main	14`7" x 8`9"	Den	Main	8`11" x 5`3"
Entrance	Main	17`0" x 5`2"	Foyer	Main	5`4" x 7`0"
Bedroom - Primary	Main	12`5" x 16`0"	5pc Ensuite bath	Main	8`2" x 8`10"
Walk-In Closet	Main	7`11" x 6`8"	4pc Bathroom	Main	8`8" x 5`0"
Bedroom	Main	10`4" x 12`4"			

Legal/Tax/Financial

Condo Fee:
\$1,439

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1911332**

Remarks

Pub Rmks: **Absolutely gorgeous home with private elevator leading directly into your suite. As you enter you are greeted with the finest of finishings and design features including German engineered Poggenpohl kitchen, Miele appliances, 38 bottle wine fridge, custom designed extension to the dining room with a Salvatori Marble feature wall (unique to this unit), engineered hardwood floors, custom crafted linear fireplace, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, horizontal four-pipe coil heating and cooling system and exceptionally well designed floor plan. Bright open den offers that perfect work from home space. Luxurious primary bedroom is the perfect place to retreat to with large closet and ensuite bath designed for complete relaxation. Riverside living at it's best featuring a large balcony with views to the southwest. Enjoy the vibrant community with outstanding restaurants and river pathways. The property itself offers social room for entertaining with doors leading to the summer water garden, two fire pits, winter skating area and access to the river pathways. This wonderful building has a gym, car wash bay for do it yourself wash or an automatic car wash, bike storage, 24 hour concierge giving you piece of mind and extra security and plenty of visitor parking for your guests. This home comes with two titled parking spots and title storage.**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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