



THE A-TEAM

RE/MAX FIRST

738 1 Avenue #1005, Calgary T2P5G8

MLS®#: A2163595 Area: Eau Claire Listing: 09/07/24 List Price: \$998,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

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

Finished Floor Area

Abv Sqft: 1,003
Low Sqft:
Ttl Sqft: 1,003

DOM

87
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,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: Fan Coil,Fireplace(s)
Sewer:
Ext Feat: Balcony,BBQ gas line,Fire Pit,Lighting,Outdoor Grill,Outdoor Kitchen,Uncovered Courtyard

Construction: Concrete
Flooring: Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator
Int Feat: Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Storage,Tray Ceiling(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, Bedroom - Primary, 4pc Bathroom, Walk-In Closet, Dining Room, Foyer, Bedroom, 5pc Ensuite bath, Balcony.

Legal/Tax/Financial

Condo Fee:  
**\$1,080**

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

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

Legal Desc: **1911332**

Remarks

Pub Rmks: **Call for a private TOUR of this LUXURY CONDO in one of Calgary's most coveted masterpieces: The Concord. Located on the SW "sunny side" and built along the Bow River across from both Prince's Island Park and The Peace Bridge, you will be living in Calgary's prestigious Festival District; in an architectural marvel designed by renowned architect Arthur Erikson. Notable features; 10' ceilings, floor-to-ceiling windows, engineered hardwood and Italian marble through out. Enjoy the bright SW downtown and river views on your 220 sqft patio overlooking the river, tree-tops and 10th St bridge into Kensington. IN ADDITION, THIS UNIT COMES UPGRADED with Italian marble, walnut and oak finishings, Poggenpohl kitchen, built-in closet systems, MIELE appliances, custom marble fireplace and FLOOR-TO-CEILING MARBLE bathrooms WITH HEATED FLOORS and air jet soaker tub. You'll appreciate the home automation Control4 package (valued at \$25,000) which hosts remote in-suite lighting, security camera system, automated roller shades, and Nest smart thermostats. Included is TWO TITLED PARKING SPACES and ONE TITLED STORAGE UNIT. Within The Concord itself, you will have 24-Hour Concierge/Security, underground Visitor Parking, a Fitness Facility, Car & Wheel Wash, Social Room with full kitchen, outdoor patio, fire pit amongst the POND, outdoor kitchen and in the winter a beautiful Skating Rink with a Zamboni. Take a stroll along the river pathways, enjoy the gardens out front or launch your canoe/paddle board next to the Peace Bridge. Come enjoy the lifestyle at The Concord, you'll be amazed! Call for your private viewing today.**

Inclusions: **Control4 pad, Fobs (3)**  
Property Listed By: **eXp Realty**

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













