



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #1005, Calgary T2P5G8

MLS®#: **A2163595**

Area: **Eau Claire**

Listing Date: **09/07/24**

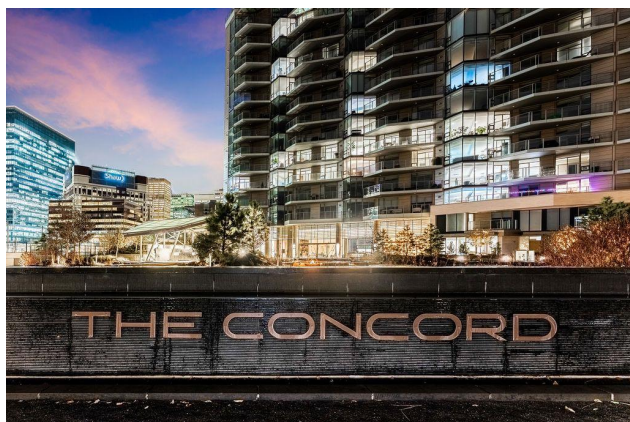
List Price: **\$998,000**

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: **1,003**
Low Sqft:
Ttl Sqft: **1,003**

Parkade,Stall,Titled,Underground

DOM

11

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

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**

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:

Construction:

Concrete

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`6" x 14`4"	Dining Room	Main	7`8" x 16`0"
Kitchen	Main	8`2" x 9`4"	Foyer	Main	4`0" x 8`8"
Bedroom - Primary	Main	11`9" x 12`10"	Bedroom	Main	9`2" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Walk-In Closet	Main	7`9" x 8`5"	Balcony	Main	9`0" x 24`2"

Legal/Tax/Financial

Condo Fee:
\$1,080

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1911332**

Remarks

Pub Rmks: *****OPEN House Sunday 2-4pm***Call for a private TOUR of this LUXURY CONDO located in one of Calgary's most coveted masterpieces: The Concord. 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 sunny 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 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 Concord life, you'll be amazed! Call for your private viewing today.**

Inclusions: **Control4**
Property Listed By: **eXp Realty**

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



