



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #103, Calgary T2P 5G8

MLS®#: **A2168851** Area: **Eau Claire** Listing Date: **09/30/24** List Price: **\$1,652,000**
 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: **2,402**
 Low Sqft:
 Ttl Sqft: **2,402**

Garage Door Opener,Heated Garage,Parkade,Secured,Titled,Underground

DOM

82
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Concrete,Foam,Green Roof,Membrane,Tar/Gravel**
 Heating: **Central,Fan Coil,In Floor,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Aluminum Siding ,Concrete,Metal Frame,Stone**
 Flooring: **Hardwood,Marble**
 Water Source:
 Fnd/Bsmt: **Piling(s),Pillar/Post/Pier,Poured Concrete,Slab**

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities: **Natural Gas Paid,Electricity Not Paid For,Garbage Collection,Heating Paid For,Sewer Connected,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`4" x 16`10"	Dining Room	Main	17`2" x 12`0"
Kitchen	Main	16`5" x 10`5"	Family Room	Main	16`8" x 10`5"
Entrance	Main	4`10" x 4`3"	Foyer	Main	6`9" x 6`9"
Laundry	Main	7`7" x 6`2"	Bedroom - Primary	Second	25`7" x 11`9"
5pc Ensuite bath	Second	10`1" x 9`6"	Walk-In Closet	Second	12`6" x 4`6"

2pc Bathroom
3pc Ensuite bath
Other

Main
Second
Second

6`6" x 5`1"
8`10" x 5`7"
17`0" x 13`9"

Bedroom
Office

Second
Second

12`8" x 10`8"
17`0" x 7`4"

Legal/Tax/Financial

Condo Fee:
\$2,210

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC

Legal Desc: **1911332**

Remarks

Pub Rmks: **The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps from the Peace Bridge, Prince's Island Park and Downtown. This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. Suite 103 includes a titled 2-car private garage with a large, attached storage room in the underground parkade. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant social lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and a covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury living in The Concord.**

Inclusions:
Property Listed By: **N/A
Engel & Völkers Calgary**

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









