



THE
A-TEAM

**RE/MAX
FIRST**

738 1 Avenue #412, Calgary T2P5G8

MLS®#: **A2171604** Area: **Eau Claire** Listing Date: **10/08/24** List Price: **\$2,098,000**
 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:

220 Volt Wiring, Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Guest, Heated Driveway, Heated Garage, Oversized, Owned, Parkade, Secured, Side By Side, Titled, Underground

DOM

106
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber**
 Heating: **Fan Coil, In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Barbecue, BBQ gas line, Private Entrance**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator**
 Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Smart Home, Stone Counters, Storage, Vinyl Windows, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Suite	14`8" x 11`10"	Dining Room	Suite	20`0" x 13`0"
Living Room	Suite	19`0" x 17`6"	Nook	Suite	12`7" x 10`6"
Foyer	Suite	11`6" x 5`1"	Laundry	Suite	4`10" x 3`6"
Balcony	Suite	32`0" x 9`0"	Balcony	Suite	16`0" x 6`8"

Bedroom - Primary
2pc Bathroom
5pc Ensuite bath
Other

Suite
Suite
Suite
Lower

12`6" x 11`11"
8`7" x 5`1"
9`0" x 8`2"
18`0" x 7`0"

Bedroom
4pc Ensuite bath
Storage

Suite
Suite
Lower

11`5" x 11`2"
8`2" x 5`0"
24`3" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$1,620

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1911332**

Remarks

Pub Rmks: **Discover the epitome of luxury living in this exquisite original owner condo located in The Concord building, a prestigious address symbolizing sophistication & elegance across from the iconic Peace Bridge in Eau Claire. A private elevator leads directly to your unit's foyer, ensuring exclusivity & privacy that is rare in urban living. Floor-to-ceiling windows facing the river flood the space with natural light, w/unobstructed NW & E views. Step inside through elegant double glass doors & be captivated by the open floor plan, which spans nearly 2,000 sq. ft. This stunning unit showcases features such as Control 4 automation, hardwood flooring, LED lighting, built-in speakers, marble finishes, and heated bathroom floors for added comfort. At the heart of this luxurious residence lies the Poggenpohl kitchen, equipped with white stone countertops, a spacious island that seats four, and top-of-the-line Miele appliances, including a gas cooktop, built-in refrigerator, and wine fridge—ideal for both cooking & entertaining. The formal dining room, adorned with a stunning chandelier, seamlessly flows into the expansive living room, which includes access to two private balconies—perfect for morning coffee or evening cocktails—while a cozy gas fireplace adds warmth. Journey down the hall to find the large primary bedroom, offering direct access to one of the balconies through generous patio glass doors. The opulent 5-piece ensuite features his/her sinks, a tall glass and marble shower, heated floors, & a luxurious jacuzzi soaker tub. The spacious walk-in closet ensures effortless organization. Bedroom two features glass patio doors leading to the same balcony, a large closet with built-ins, & a stylish 4-piece ensuite bathroom with a tub/shower combo & heated flooring. Indulge in exceptional craftsmanship & meticulous attention to detail throughout this remarkable residence. Custom built-ins, walnut wood accents, and a separate laundry closet reflect a commitment to quality and style. This residence includes Level 2 charging in the oversized private garage w/ one of the largest storage units, ensuring ample space for all your belongings. With a dedicated 24-hour concierge, every need is met with grace, allowing you to indulge in true luxury. The heated garage offers guest parking & a car wash facility, complete with a separate undercarriage wash, ensuring your vehicles stay pristine. The building's amenities enhance your living experience, featuring a state-of-the-art fitness center, an elegant party room, & a beautiful patio area with BBQ space overlooking a serene pond. In winter, this charming pond transforms into a picturesque skating rink, perfect for seasonal recreation. Experience the ultimate in luxurious living—call today to schedule a showing & take the first step toward making this extraordinary condo your new home. Embrace a lifestyle defined by elegance and Luxury.**

Inclusions: **Poggenphol luxury kitchen cabinets and closets, Control 4 System - 2 Security camera's, TV's and Mounts - Living room and Bedroom 2. Level charging in Private oversized double garage. Soft close drawers in Primary closet. Extra tall Poggenphol Kitchen double cabinet added in Kitchen, Closets and laundry includes built in shelving. Primary Tub- Jacuzzi, Bedrooms have Patio doors to balcony #2. Balcony #1 and #2 include bbq gasoline's. Living room has separate Patio doors to Balcony#1 and #2.**

Property Listed By: **RE/MAX Realty Professionals**

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











