

738 1 Avenue #806, Calgary T2P 5G8

MLS®#:	A2188065	Area:	Eau Claire	Listing Date:	01/16/25		List Price:	\$948,000			
Status:	Pending	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Apartment Calgary 2019 Garage Doc		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: Ttl Sqft:	989 989 ned,See Remarks,	DOM 6 Layout Beds: Baths: Style: <u>Parking</u> Ttl Park: Garage Sz: Stall,Tandem,Titled,Ur	2 (2) 2.0 (2 0) High-Rise (5+) 2 2 2

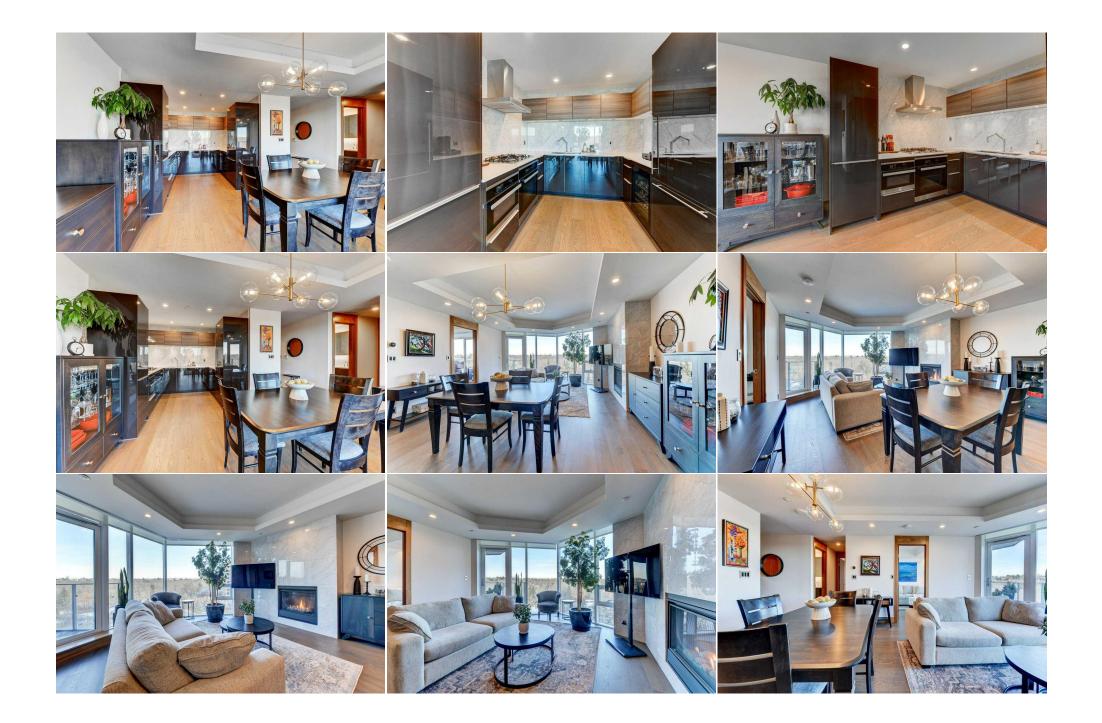
Utilities and Features

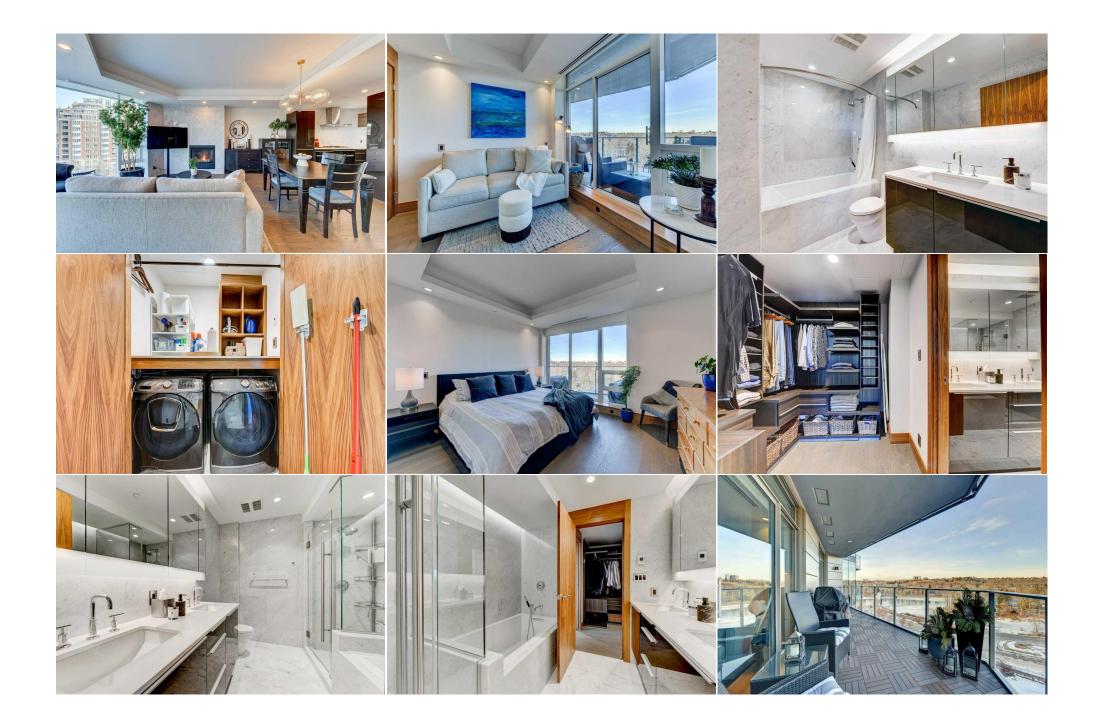
Roof: Mem	nbrane		Construction:	Construction: Concrete,Mixed,Other Flooring: Hardwood,Marble,See Remarks,Tile Water Source: Fnd/Bsmt:				
Heating: Fan	Coil,Fireplace(s),Natural Gas,So	ee Remarks	Concrete, Mixed, Other					
Sewer:			Flooring:					
Ext Feat: Balc	ony,BBQ gas line,Courtyard,Fir	e	Hardwood,Marble,See					
Pit,C	Garden, Lighting, Storage, Uncov	ered	Water Source:					
Cour	rtyard		Fnd/Bsmt:					
			Poured Concrete					
Kitchen Appl:	Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator							
Int Feat:	Built-in Features,Granite Counters,No Smoking Home,See Remarks,Walk-In Closet(s)							
init i eat.	Built-in Features,G	ranite Counters, No Smoking Home, Se	e Remarks, walk-in Closet(S)					
Utilities:	Built-in Features,G	ranite Counters, No Smoking Home, Se	e Remarks, walk-in Closet(s)					
	Built-in reatures,G	ranite Counters, No Smoking Home, So	Room Information					
Utilities:	Level	Dimensions		Level	Dimensions			
Utilities:		· · · ·	Room Information	<u>Level</u> Main	<u>Dimensions</u> 9`6" x 9`7"			
Utilities: Room Bedroom - Primary	Level	Dimensions	Room Information					
Utilities: Room Bedroom - Primary Living Room	<u>Level</u> Main	Dimensions 12`5" x 12`8"	Room Information Room Bedroom	Main	9`6" x 9`7"			
Utilities: Room Bedroom - Primary Living Room Dining Room	<u>Level</u> Main Main	Dimensions 12`5" x 12`8" 14`8" x 15`9"	Room Information Room Bedroom 4pc Bathroom	Main Main	9`6" x 9`7" 69`3" x 6`2"			
	<u>Level</u> Main Main Main	Dimensions 12`5" x 12`8" 14`8" x 15`9" 6`11" x 15`9"	Room Information Room Bedroom 4pc Bathroom Laundry	Main Main Main	9`6" x 9`7" 69`3" x 6`2" 5`0" x 3`10"			

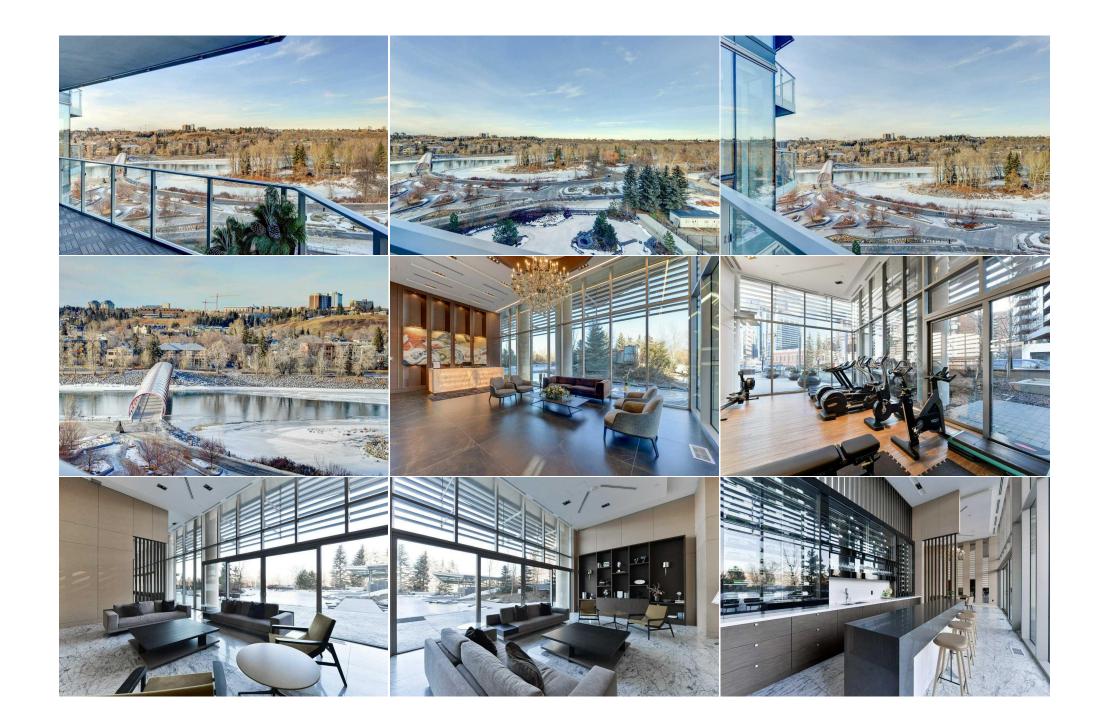
Condo Fee: \$1,048	Title: Fee Simple Fee Freq:	Zoning: DC
Legal Desc:	Monthly 1911332	Remarks
Pub Rmks: Inclusions: Property Listed By:	Island Park. You will find 6 elevators, a social room with large concierge service and 24-hour security. This home has unobst community pond and garden, which also transforms into a ska modern décor, and sprawling floor to ceiling windows which li Poggenpohl cabinetry, marble back splash, and quartz counte The kitchen design has allowed for an additional pantry for st room, and the views continue from both bedrooms. Bianco Sta engineered hardwood lines the floors. Sliding glass doors from with views of the river, Peace Bridge and vibrant pathway sys enjoying morning coffee, BBQs with friends and taking in the bedroom boasts a walk-through custom closet with built in po flooring, as well as a beautiful soaker air-jet tub for rest and r Douglas Blinds provide a quick change in scenery and privacy the rest of the home, including the electric in-floor heating an demonstration of the clean use of space in this home. Season home includes 2 underground heated parking spaces (tandem	ier luxury condo communities in Calgary, and all while being nestled up to the Bow River and Prince's kitchen, bar and large screen TV, fitness room, car wash, courtyard with pond and garden, daily ructed views of the beautiful Bow River, Peace Bridge, Prince's Island Park and overlooks the ting rink in the winter. Inside this home you are welcomed to a clean and functional floor plan, ne the North side of the condo. The kitchen is equipped with top-of-the-line Miele appliances and rtops. Gas hook-ups are a nice touch for a gas cook-top, and easy connection for your BBQ outside. Torage which is not found in all units. Stunning views flood your home from the bay window in the living to about the primary bedroom and second bedroom will take you out to an oversize outdoor living area tem near Prince's Island Park. The outdoor balcony is 30 feet long which provides lots of space for energy of the community. Choose to have 2 bedrooms or a work-from-home office. The primary liform closet shelving. The 5-piece ensuite bathroom has electric in-floor heat placed under the marble elaxation. Additionally, there are his and hers sinks and a luxury glass shower. Remote control Hunter on all the windows. The second bathroom is a 4-piece, consistent with the high-end look and feel of d a crisp modern look. In-suite laundry, with additional storage, and closet area is another heating for both the hot and cold weather are provided with fan coil units specific to each home. This stall), a titled storage locker with custom floor and wall panels, and access to all the building fast-emerging following and a highly desired condominium lifestyle.

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

















806-738 1 Ave SW, Calgary, AB

