

109, 738 1 Avenue SW
Calgary, Alberta

MLS # A2090060

\$1,827,400

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|-----------|--|--------|------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,988 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--|
| Heating: | Central, Fan Coil, In Floor, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Hardwood, Marble | Sewer: | - |
| Roof: | Concrete, Foam, Green Roof, Membrane, Tar/Gravel | Condo Fee: | \$ 1,969 |
| Basement: | - | LLD: | - |
| Exterior: | Aluminum Siding , Concrete, Metal Frame, Stone | Zoning: | CC |
| Foundation: | Piling(s), Pillar/Post/Pier, Poured Concrete, Slab | Utilities: | Natural Gas Paid, Garbage Collection, Heating Paid F |
| Features: | Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps to 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. 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 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 riverfront living in The Concord.