

**109, 738 1 Avenue SW**  
**Calgary, Alberta**

**MLS # A2090060**



**\$1,827,400**

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

<b>Heating:</b>	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Foam, Green Roof, Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 1,969
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Metal Frame, Stone	<b>Zoning:</b>	CC
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	<b>Utilities:</b>	Natural Gas Paid, Garbage Collection, Heating Paid F
<b>Features:</b>	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		
<b>Inclusions:</b>	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.