



GRASSROOTS
REALTY GROUP

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807, 738 1 Avenue SW
Calgary, Alberta

MLS # A2286974



\$1,200,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,355 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Stal		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,334
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		
Inclusions:	n/a		

Discover unparalleled luxury in Calgary's newest high-rise, The Concord. This southwest-facing unit offers breathtaking, unobstructed views of the majestic mountains and a partial river view, showcasing the stunning beauty of Calgary through every season. Situated along the picturesque Bow Riverfront, this exquisite residence is just steps away from the iconic Peace Bridge, Prince's Island Park, and the vibrant amenities of downtown Calgary. This brand new 2-bedroom plus office space, 2-bathroom suite features 1500 sq ft of sophisticated living space with high-end finishes. Revel in the elegance of white marble heated floors in the bathrooms, and enjoy the expansive private terraces and exclusive elevator access. The open kitchen concept is equipped with state-of-the-art Miele appliances, while the living area is bathed in natural light from large windows. The Concord offers hotel-style amenities that cater to your every need, ensuring a luxurious and convenient lifestyle. Experience the epitome of urban living in Calgary's premier high-rise.