



**GRASSROOTS**  
REALTY GROUP

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601, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2292732



**\$849,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Tandem, 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, Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 953
<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, Stone Counters, Storage, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to Suite 601 at The Concord, one of Calgary's most prestigious riverfront residences. This 2 bedroom, 2 bathroom home offers 928 SF of thoughtfully designed living space, blending modern elegance with everyday functionality. The open-concept layout is ideal for both entertaining and daily living, with expansive windows that flood the suite with natural light. The suite includes a tandem parking stall for two vehicles with private storage options available. Residents enjoy an exceptional lifestyle with luxury amenities, including a well equipped fitness centre, an elegant social lounge and dining area, concierge service and a private outdoor water garden. Ideally located in Eau Claire, your new home is just steps from the Bow River pathway, Prince's Island Park and downtown dining and entertainment.