



606, 738 1 Avenue SW
Calgary, Alberta

MLS # A2304546



\$989,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Enclosed, Guest, Heated Driveway, Heated Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Level		

Heating:	Fan Coil, In Floor, Electric, Exhaust Fan, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	\$ 953
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Concrete, Metal Frame, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	LIGHTING, , DOOR/GARAGE FOB X2, MAILBOX KEYS. ELECTRIC FLOOR HEAT IN. BATHROOMS, FRONT DOOR KEY PAD.		

Welcome to this stunning Concord former show suite, where luxury meets comfort in an exceptional corner unit. With 2 spacious bedrooms including a primary suite featuring a 5-piece ensuite complete with his and her sinks, a jetted soaker tub, and a large glass shower this home is designed for those who appreciate the finer things in life. The large walk-in closet is equipped with built-in organizers, ensuring ample space for all your wardrobe needs. The open floor plan enhances the flow of the unit, making it perfect for entertaining or simply enjoying the breathtaking views from each room! Imagine watching the river and pathway views while grilling on the deck, which comes with a BBQ gas line. The kitchen is a chef's dream, boasting abundant storage and high-end finishes, making meal prep a delight rather than a chore. As part of the exclusive Concord building you'll experience a lifestyle like no other. This residence offers 24-hour concierge service and top-notch security, ensuring peace of mind. The heated secure garage includes a car wash and a wheel wash upon entry, as well as bike storage and a resident only fitness room to keep you active. For social gatherings, take advantage of the party room and outdoor entertaining spaces complete with an outdoor kitchen, guest bathrooms, and a serene pond that transforms into a resident-only skating rink in winter. Situated within private grounds, residents have direct access to scenic river pathways and the iconic Peace Bridge. You'll find yourself just steps away from an array of restaurants, coffee shops, shopping destinations, hospitals, schools, and major intersections, making it the ideal location for urban living. There's also ample guest parking and plenty of city street parking available for your visitors. This unit includes a decorative gas fireplace for cozy evenings, a separate laundry area with

plenty of shelving and storage, and luxurious touches like electric heated bathroom floors and hardwood flooring in the main areas, complemented by marble tile in the bathrooms. Built-in speakers and a keypad on the front door add convenience and style to your living experience. Don't miss your chance to own this exquisite corner unit, where elegance meets functionality. Corner river units are among the most sought after in the building, making this opportunity truly rare. Schedule a viewing today and step into the lifestyle you've dreamed of!