



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

103, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2326518



**\$1,950,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	2,371 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Enclosed, Front Drive, Garage		
<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>	\$ 2,319
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<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>	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All TV's, Additional fridge /freezer in villa main floor storage room in unit, Furniture pieces ONLY , Hot tub and Patio Furniture. Shelving in garage and storage room.. Patio hose bib. laundry room.		

Experience unparalleled luxury at The Concord, a timeless architectural masterpiece nestled along the serene Bow River in Calgary. This stunning two-story villa is just steps away from the iconic Peace Bridge and Prince's Island Park, offering a perfect blend of nature and urban living. Suite 103 elevates your lifestyle with exquisite features, including an open floor plan with a formal dining area and a large kitchen island. The total living space of 2370.94 sq ft boasts a decorative fireplace and a cozy lounge or breakfast area, complemented by a spacious walk-in pantry. The large laundry room is equipped with stylish cabinets, while a separate office with built-in shelving enhances functionality. Two inviting bedrooms provide access to a private balcony, perfect for enjoying morning coffee or evening tranquility. Step outside your front door to a generous 30 x 30 sq ft patio featuring a private entrance with your own gate to scenic pathways, complete with a hot tub and elegant patio furniture, creating an ideal retreat. Inside, floor-to-ceiling windows flood the space with south facing natural light, while Poggenpohl cabinetry and Miele stainless steel appliances exemplify the finest in modern living. With a titled 2-car private garage and an attached storage room in the underground parkade, convenience is paramount. The Concord redefines luxury, offering exceptional amenities including 24-hour concierge and security, a state-of-the-art fitness facility, and an elegant social lounge complete with a catering kitchen, bar, and lounge for private events. Step outside to the landscaped outdoor water garden, featuring firepits and a covered outdoor kitchen that transforms into a private skating rink in winter. Your underground parkade is equipped with a heated entrance, wheel wash system, hand wash bay, and a touchless car wash, ensuring every detail of your living

experience is attended to. Come home to luxury living at The Concord, where every moment is an invitation to indulge in the extraordinary. book your showing today!