



GRASSROOTS
REALTY GROUP

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1006, 738 1 Avenue SW
Calgary, Alberta

MLS # A2347644



\$999,888

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s)	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,037
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Tray Ceiling(s)		
Inclusions:	Control4		

THE CONCORD | Elevated Luxury Along the Bow River Experience the pinnacle of refined living at The Concord, an architectural masterpiece designed by renowned architect Arthur Erickson. Ideally positioned on the 10th floor, this exceptional residence offers breathtaking views of the Bow River, meticulously landscaped gardens, and Calgary's iconic Peace Bridge. Thoughtfully upgraded with an exquisite selection of premium materials and bespoke finishes, this sophisticated home blends timeless elegance with state-of-the-art comfort. Featuring 10-foot ceilings, floor-to-ceiling windows, and engineered hardwood flooring, the residence is bathed in natural light and framed by captivating views. Italian marble, walnut, and oak accents elevate the interiors, while the custom-designed details reflect commitment to quality and craftsmanship. At the heart of the home, the stunning Poggenpohl kitchen is complemented by premium Miele appliances, creating a refined space for both everyday living and entertaining. Custom built-in California closet systems includes the living room desk/shelves/pantry closet which provide exceptional organization, while the marble fireplace serves as a striking focal point. The spa-inspired bathrooms are finished in floor-to-ceiling marble and feature heated floors, a steam shower, air jets, and a deep soaker tub, offering an indulgent retreat within the comfort of your own home. Enhancing the living experience is a Control4 home automation system, valued at \$25,000, providing seamless control of in-suite lighting, security cameras, automated roller shades, and Nest smart thermostats. This exceptional offering is completed by tandem titled parking and a titled storage unit. Residents enjoy an unparalleled collection of private amenities, including: 24-hour concierge and security services, Fitness facility, Car and wheel wash,

Social room with a fully equipped kitchen, Outdoor patio and kitchen, Serene pond with a fire pit, Seasonal outdoor skating rink complete with a Zamboni and secure Underground visitor parking. Step outside and embrace the best of riverside living. Wander along the scenic Bow River pathways, enjoy the beautifully landscaped gardens, or launch your canoe or paddle board just steps from the Peace Bridge. A rare opportunity to experience elevated luxury, exceptional design, and an enviable riverside lifestyle at The Concord. Contact us today to arrange your private viewing and discover this remarkable residence.