907, 738 1 Avenue SW
Calgary, Alberta

MLS # A2278292

$1,250,000

Division:	Eau Claire
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,359 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, In Floor, Fireplace(s)	**Water:**	-
Floors:	Hardwood, Marble	**Sewer:**	-
Roof:	Concrete, Foam, Membrane, Tar/Gravel	**Condo Fee:**	$ 1,429
Basement:	-	**LLD:**	-
Exterior:	Concrete, Metal Siding , Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Elevator, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: None

WELCOME TO THE CONCORD - Calgary's most prestigious riverfront residence! Experience unparalleled luxury living in this architectural icon. A private elevator leads you up to your exquisite home, designed with the finest finishes. Enjoy breathtaking Bow River views from floor-to-ceiling windows of Living and each of the Bedrooms. The crafted interior boasts engineered hardwood flooring, a full-height BIANCO STATUARIO marble fireplace, a German POGGENPOHL Kitchen and Miele appliances package. A bright glass door open den is ideal for a home office or a home library.   Unwinded in your primary suite boasts a custom walk-in closet, and a 5-piece spa-inspired ensuite, complete with dual sinks, a deep soaker air-jet tub, a separate shower, and heated marble floor. The 2nd bedroom with balcony access has floor-to-ceiling marble 4-piece bath. Additional features include in-suite laundry, 2 titled parking stalls and a titled storage locker. World-Class amenities include: 24-hour Concierge, Fitness Centre, Private Lounge, outdoor water garden, outdoor Kitchen with BBQ, and an automated touch-less car wash!   Future amenities include a Resort-style swimming pool and a high-tech golf simulator.   CALL TODAY TO SCHEDULE YOUR PRIVATE VIEWING to make this your home!