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907, 738 1 Avenue SW Calgary, Alberta

MLS # A2207350



\$1,350,000

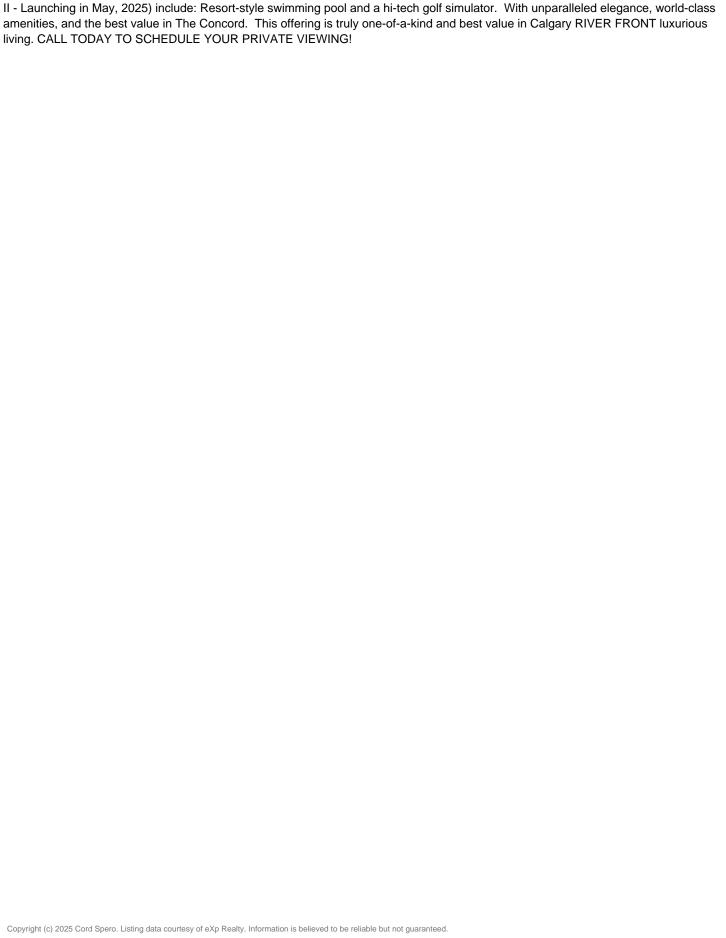
Eau Claire Division: Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 1,359 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Underground Lot Size: Lot Feat:

Heating: Central, Fan Coil, In Floor, Fireplace(s) Water: Floors: Sewer: Hardwood, Marble Roof: Condo Fee: \$ 1.429 Concrete, Foam, Membrane, Tar/Gravel **Basement:** LLD: Exterior: Zoning: Concrete, Metal Siding, Stone 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: Three Bar Chairs.

** NEW PRICE, NEW OPPORTUNITY** PRIVATE ELEVATOR | HIGH FLOOR | CITY SKYLINE & RIVER VIEWS | 2 BEDROOMS + DEN | TWO TITLE PARKING STALLS! WELCOME TO THE CONCORD - Calgary's most prestigious riverfront residence, an architectural icon that defines luxury living! Experience this unparalleled luxury large unit living at The Concord, where a private elevator transports you directly into your exquisite residence. This stunning home is designed with the finest finishes and features, including a German-engineered Poggenpohl kitchen, Miele appliances. The thoughtfully crafted interior boasts engineered hardwood flooring, Bianco Carrara marble accents, rich walnut detailing, a full-height Bianco Statuario marble encased fireplace, and floor-to-ceiling windows showcasing breathtaking Bow River views. Enjoy year-round comfort with heated tile flooring, a horizontal four-pipe fan coil system for heating and cooling, and a BRIGHT GLASS DOOR OPEN DEN perfect for a home office. The spacious primary suite is a private retreat with 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 floors. A patio door leads to a private balcony, offering a serene escape with stunning city and Bow River views. The second bedroom also enjoys balcony access and its own floor-to-ceiling marble bathroom with heated floors. Additional features include an in-suite full-size washer and dryer, two titled side by side parking stalls, and a titled storage room. World-Class Building Amenities include: 24-hour Concierge & Security services | 6 high-speed Elevators | Elegant Social Lounge with a Bar, full kitchen for your private events | State-of-art Fitness Centre | Touch-less automatic car wash | Ample guest parking | Stunning outdoor water garden and pond



(transforms into a winter Skating rink) | Outdoor kitchen with BBQ and 2 fire-pits, perfect for entertaining. Exciting future amenities (Phase