



# 738 1 Avenue Calgary Alberta

\$998,000

The epitome of luxurious inner-city living awaits in the iconic Concord building in Eau Claire. This exquisite 2 bedroom, 2 bathroom suite offers an opulent retreat with breathtaking panoramic river and tranquil courtyard views. Flawlessly designed to be both stylish and functional, the grand open floor plan exudes high-end sophistication and is perfectly situated to make the most of those outstanding views through dramatic floor-to-ceiling windows. Sleek and modern POGGENPOHL kitchen inspires culinary creativity featuring MIELE built-in appliances, a gas cooktop, marble backsplash, a wine fridge and clear sightlines promoting unobstructed conversations. Spend cool winter nights relaxing in the living room in front of the striking full-height marble encased fireplace gazing at the scenic snow-covered river views. The enormous glass-railed deck will be your favourite warm-weather destination for summer barbeques, peaceful morning coffees and evening beverages. The incredible views of the Peace Bridge, the flowing Bow River with surrounding lush landscaping of Prince's Island Park. The pond and gardens in the below courtyard provide an exceptional backdrop that is sure to be the envy of your guests. Wake up each day to those sensational views in the calming primary oasis, a true owner's escape thanks to private terrace access, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub, a separate shower and full-height marble adding to the grandeur. The second bedroom is nearly as extravagant with its own deck access and oversized windows framing those sensational views. Full-sized washer and dryer, titled underground tandem parking stall for two cars, titled storage unit and 24 hour concierge/security add to your comfort, convenience and peace of mind. The building's world-class amenities are extensive including a state-of-the-art fitness ...

Living room 21.92 Ft x 15.83 Ft

Kitchen 8.50 Ft x 9.25 Ft

Primary Bedroom 11.67 Ft x 12.75 Ft

Other 7.50 Ft x 7.17 Ft

Bedroom 8.67 Ft x 10.75 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Realty Professionals

<http://www.christinahagerty.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca