



## 738 1 Avenue Calgary Alberta

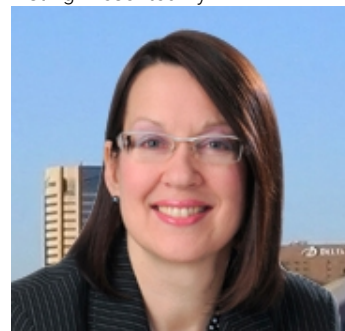
\$1,499,000

Welcome to the epitome of luxury living in Calgary at the exclusive Concord. Ideally located in the heart of the downtown community of Eau Claire, this property offers unparalleled views of the Bow River, Prince's Island Park and the iconic Peace Bridge. As you enter the building through the magnificent lobby, the attentive concierge will greet and guide you to this premium suite via the private elevator. Travel to the 10th floor and have the doors open to natural light emanating from the expansive floor-to-ceiling windows. In the living room, enjoy the comfort of the gas fireplace with luxurious bianco statuario marble surround and the soaring 10-foot tray ceilings, all while catching the sunrise and winding down in front of the spectacular sunsets. The recently updated kitchen boasts a massive island with a granite countertop, Wolfe induction cooktop, Miele refrigerator, bar fridge, dishwasher and built-in oven, tons of storage, and a beautiful built-in glass door china cabinet. Dine and entertain in the spacious dining room with an upgraded stunning chandelier and appreciate the convenience of the glass-walled office space. The primary bedroom offers outstanding river views and access to the large balcony, so you can relax surrounded by the serenity of singing birds and nature. The spacious walkthrough closet with a Poliform closet system leads to the ensuite with floor-to-ceiling marble, Poggenphol cabinetry and a massive rejuvenating jetted bathtub. The secondary bedroom also offers incredibly stunning sights and balcony access. The main bath has floor-to-ceiling marble and a large walk-in shower. Entertain family and friends in the beautiful on-site private garden with a covered courtyard, an outdoor kitchen/BBQ, and two fire pits overlooking the tranquil pond/water feature. During the winter, this area magically transforms into a private skating rink maint...

4pc Bathroom 5.08 Ft x 9.50 Ft  
5pc Bathroom 9.00 Ft x 8.25 Ft  
Bedroom 17.25 Ft x 10.33 Ft  
Dining room 10.25 Ft x 12.00 Ft  
Foyer 7.67 Ft x 17.17 Ft

Kitchen 10.08 Ft x 9.17 Ft  
Living room 18.33 Ft x 16.50 Ft  
Office 5.33 Ft x 8.83 Ft  
Primary Bedroom 21.33 Ft x 12.42 Ft  
Other 6.58 Ft x 8.25 Ft

Listing Presented By:



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