



# 738 1 Avenue Calgary Alberta

\$7,888,000

Enjoy spectacular waterfront sub-penthouse living with captivating panoramic views of the Bow River, Prince's Island Park, downtown core, and vistas of the Rocky Mountains. Showcasing a full multi-million dollar Reno by Empire Custom Homes, this is truly the best unit in The Concord and is the epitome of luxury. Grand open layout with floor-to-ceiling windows, marble throughout, and the finest finishings including new interior solid wood doors, custom hand-forged iron detailing on doors, quality oak trim and wall treatments, automated blinds, and lavish fixtures. Porsche designed kitchen is sleek showcasing smooth carbon fibre cabinetry, marble counters, high-end Miele appliance package including 6 burner gas range with griddle, and built-in espresso maker. Custom temperature controlled glass wine room located off the kitchen will surely impress your guests. Entertaining is a breeze with the open living and dining room allowing guests to mingle without feeling crowded. Marble full length steps up to your oversized outdoor living space featuring an outdoor BBQ kitchen and two gas lines for fire pit table hook-up. The views will leave you in awe as you relax with a glass of wine after a long day. Hand-forged iron french doors provide a chic Parisian feel opening up to your secluded media room with built-in shelving. Sophisticated master features show stopping views, access to the expansive deck, built-in feature wall, and an elegant spa-like bathroom featuring marble walls and floors, warmed by an in-floor heating system. Master closet is a true dream with custom cabinets, and built-in hampers. Second bedroom is light and airy and is equipped with its own walk-in closet and ensuite. A beautiful den showcases rich wood floor to ceiling custom panelled oak and automatic drapes. This unit comes with a titled parking 4 car garage with custom cabinetry and room for lift...

Kitchen 19.00 Ft x 10.00 Ft  
 Dining room 22.00 Ft x 11.33 Ft  
 Living room 27.00 Ft x 21.00 Ft  
 Family room 25.00 Ft x 18.17 Ft  
 Foyer 19.33 Ft x 6.17 Ft  
 Foyer 9.83 Ft x 4.17 Ft

Wine Cellar 9.00 Ft x 8.67 Ft  
 Primary Bedroom 27.50 Ft x 13.00 Ft  
 Other 76.00 Ft x 23.00 Ft  
 Bedroom 16.83 Ft x 13.83 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Laundry room 10.50 Ft x 7.33 Ft

5pc Bathroom .00 Ft x .00 Ft

Den 11.83 Ft x 11.33 Ft