



## 738 1 Avenue Calgary Alberta

\$988,000

OPEN HOUSE OCT 6, SUNDAY 2-4 PM! LUXURY CONDO FOR SALE!!! Introducing The Concord, an iconic condominium development located in Calgary's prestigious Eau Claire neighbourhood. Timeless elegance and stunning architectural forms set The Concord apart as the masterpiece of Downtown Calgary architecture. With premium riverfront views, this move-in ready, luxury unit features 2 bedrooms and 2 bathrooms. This luxury residence is located on the 9th floor and overlooks the Bow River and Prince Island Park. Open floor plan features floor to ceiling windows in the living room, dining room and kitchen. Living room also features a full-height marble encased gas fireplace. Each of the two bedrooms also have floor to ceiling windows. The kitchen boasts designer Poggenpohl cabinetry and Miele appliances package (refrigerator, wine cooler, dishwasher, oven, gas cooktop, and microwave). Kitchen finishes are composed of a marble slab backsplash, quartz countertops, and under cabinet lighting. The spacious primary suite includes a walk-in custom closet, a 5 piece ensuite with dual sinks, a deep soaker air-jet tub, and a separate shower. A second bedroom can also be used as an office to suit your lifestyle. Living and bedrooms access a spacious balcony with a gas connection for a barbecue. Each bathroom is finished with full height marble walls, marble floor tile, and in-floor heating. Handcrafted Luxury light fixture, the Lederam Manta S1 by Catellani & Smith at cost of \$2000 illuminates the dining room table. The laundry area is equipped with a washer and dryer, built in shelving, and a \$3000 custom shelving unit with pullout glass bottomed shelves to facilitate content identification. This unit is accompanied by two titled parking stalls, and a titled storage room. Exclusivity is indulging by an array of amenities: 6 elevators, 24hr Concierge/Security,...

Living room 14.67 Ft x 15.83 Ft

Dining room 7.17 Ft x 15.83 Ft

Kitchen 8.33 Ft x 9.25 Ft

Primary Bedroom 11.33 Ft x 12.67 Ft

Bedroom 8.67 Ft x 10.58 Ft

5pc Bathroom 8.33 Ft x 8.92 Ft

4pc Bathroom 9.33 Ft x 6.17 Ft

Other 7.50 Ft x 7.17 Ft

Other 9.58 Ft x 25.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://Amy.Chen@exprealty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)