



## 738 1 Avenue Calgary Alberta

\$1,652,000

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps from the Peace Bridge, Prince's Island Park and Downtown. This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. Suite 103 includes a titled 2-car private garage with a large, attached storage room in the underground parkade. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant social lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and a covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury living in The Concord. (id:6769)

Primary Bedroom 25.58 Ft x 11.75 Ft

5pc Bathroom 10.08 Ft x 9.50 Ft

Other 12.50 Ft x 4.50 Ft

Bedroom 12.67 Ft x 10.67 Ft

3pc Bathroom 8.83 Ft x 5.58 Ft

Office 17.00 Ft x 7.33 Ft

Other 17.00 Ft x 13.75 Ft

Living room 22.33 Ft x 16.83 Ft

Dining room 17.17 Ft x 12.00 Ft

Kitchen 16.42 Ft x 10.42 Ft

Family room 16.67 Ft x 10.42 Ft

Other 4.83 Ft x 4.25 Ft

Foyer 6.75 Ft x 6.75 Ft

Laundry room 7.58 Ft x 6.17 Ft

2pc Bathroom 6.50 Ft x 5.08 Ft

Listing Presented By:



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Engel & Völkers Calgary

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



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