



738 1 Avenue Calgary Alberta

\$939,900

*** OPEN HOUSE SUNDAY JAN 12, 2 -4 PM *** CORNER UNIT, 10' CEILINGS, BRIGHT WITH EAST, SOUTH, & WEST EXPOSURES!! Welcome to "The Concord", Calgary's most luxurious Riverfront Living condominium, a new and timeless architectural icon for Calgary. This luxury corner unit on the 10TH floor with 10 feet ceilings is a rare find. This unit has east, south, and west exposures of abundant warm natural light with spectacular city and river view! Only a few premium Suite Plan A's come with two balconies. This unit's foyer has been upgraded with stylish Bianco Statuario marble to enhance the beauty. The open floor plan features floor to 10-foot ceiling window in the living room, dining room and each of the two bedrooms. The living room features a full-height marble encased fireplace overlooking the city skyline and tranquil river views, and has access to a large balcony for outdoor enjoyment of morning sun and afternoon sunset. The kitchen boasts designer Poggenpohl cabinetry with Miele built-in appliances including a gas cooktop, wine Fridge, refrigerator, Oven, and Microwave. The spacious primary bedroom has a walk-in closet, deluxe 5 piece ensuite with dual sinks, a deep soaker air-jet tub, and a separate steam shower. The full-height marble wall and marble in-floor heating just add to the grandeur. A patio door inside the suit to a private balcony adds an extra outdoor space. The 2nd Bedroom has a patio door to the private balcony to enjoy the city and park views. The 4 piece bath, also has floor to ceiling marble wall, as well in-floor heating. This unit comes with an in-unit full size washer and dryer, titled 2 car parking, and a titled storage room, and so much more. The building features 6 elevators, 24hr Concierge/Security Guard services. The amenities are extensive including elegant Social Lounge with a bar, full kitchen for your private event...

Living room/Dining room 20.33 Ft x 16.42 Ft

Kitchen 11.00 Ft x 10.25 Ft

Primary Bedroom 12.00 Ft x 9.67 Ft

Bedroom 9.75 Ft x 9.00 Ft

5pc Bathroom 8.17 Ft x 8.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Hall 14.00 Ft x 4.00 Ft

Other 6.33 Ft x 5.17 Ft

Laundry room 5.00 Ft x 3.50 Ft

Other 21.00 Ft x 6.75 Ft

Other 17.58 Ft x 4.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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