



# 738 1 Avenue Calgary Alberta

\$948,000

Lavish urban living redefined at The Concord. Precision planning has resulted in one of the premier luxury condo communities in Calgary, and all while being nestled up to the Bow River. You will find 6 elevators, an owner's lounge, fitness room, car wash, courtyard with pond and garden, daily concierge service and professional property management. This home has unobstructed views of the Bow River and overlooks the community pond and garden, which also transforms into a skating rink in the winter. Inside this home you are welcomed to a clean and functional floor plan, modern decor, and sprawling windows which line the North side of the condo. The Kitchen is equipped with top-of-the-line appliances, marble back splash, and quartz countertops. Gas hook-ups are a nice touch for a gas cook-top, and easy connection for your BBQ outside. The kitchen design has allowed for the placement of a pantry and additional storage which certain units in this building do not have. Stunning views flood your home from the bay window in the living room, as well as both bedrooms. Marble surrounds your gas fireplace in the living room and adds a nice accent, and engineered hardwood flooring lines the floors. Sliding glass doors from both the living room and Primary Bedroom will take you out to an oversize outdoor living area with views that keep you situated. Create the perfect mood in the evening with enhanced pot lighting from above. Choose to have 2 bedrooms or a work-from-home office. The Primary bedroom boasts walk-through custom closet with built in shelving, and all the bells and whistles. The 5-piece ensuite bathroom has electric in-floor heat placed under the marble flooring, as well as an oversized soaker tub for rest and relaxation. Additionally, there are his and hers sinks, a luxury glass shower and a tonne of space. If it's time for dim down for the evening, motorized H...

Primary Bedroom 12.42 Ft x 12.67 Ft  
 Bedroom 9.50 Ft x 9.58 Ft  
 Living room 14.67 Ft x 15.75 Ft  
 4pc Bathroom 69.25 Ft x 6.17 Ft  
 Dining room 6.92 Ft x 15.75 Ft

Laundry room 5.00 Ft x 3.83 Ft  
 Foyer 8.67 Ft x 3.83 Ft  
 Kitchen 10.17 Ft x 9.17 Ft  
 5pc Bathroom 8.25 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<https://www.linkedin.com/in/nathan-zacharias-calga>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca