

**103, 738 1 Avenue SW
Calgary, Alberta**

MLS # A2168851



\$1,652,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	2,402 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Concrete, Foam, Green Roof, Membrane, Tar/Gravel	Condo Fee:	\$ 2,210
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Metal Frame, Stone	Zoning:	CC
Foundation:	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	Natural Gas Paid, Electricity Not Paid For, Garbage C
Features:	Bookcases, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

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.