



GRASSROOTS
REALTY GROUP

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302, 738 1 Avenue SW
Calgary, Alberta

MLS # A2247479



\$825,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Storage, Walk-In Closet(s)		

Inclusions: N/A

The Concord-Luxury on the River in Downtown Calgary! Stunning condo with breathtaking river views and a sleek open-concept layout. Gourmet kitchen with quartz countertops, POGGENPOHL cabinetry, and MIELE appliances. Elegant living area features hardwood floors and a marble-surround fireplace. Spa-inspired bath with marble walls/floors and in-floor heating. includes underground tandem parking and touchless car wash. Word-class amenities: 27/7 concierge, fitness centre, social lounge, and secure access. Steps to parks, pathways, and the best of downtown living.