



GRASSROOTS
REALTY GROUP

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301, 738 1 Avenue SW
Calgary, Alberta

MLS # A2252930



\$899,900

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:	Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Concrete, Foam, Membrane, Tar/Gravel	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Metal Frame, Stone	Zoning:	CC
Foundation:	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	Natural Gas Paid, Garbage Collection, Heating Paid F
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, 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 to the Peace Bridge, Prince's Island Park and Downtown. This premium suite features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. 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 covered outdoor kitchen, converts to a private skating rink in the winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury riverfront living in The Concord.