



**GRASSROOTS**  
REALTY GROUP

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103, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2168851



**\$1,652,000**

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

<b>Heating:</b>	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Foam, Green Roof, Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 2,210
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Metal Frame, Stone	<b>Zoning:</b>	CC
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	<b>Utilities:</b>	Natural Gas Paid, Electricity Not Paid For, Garbage C
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.