



**GRASSROOTS**  
REALTY GROUP

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811, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2199261



**\$2,249,900**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,835 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversiz		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Fan Coil, In Floor, Natural Gas

**Floors:** Hardwood, Marble

**Roof:** Other

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage

**Inclusions:** Garage Shelving

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,874

**LLD:** -

**Zoning:** DC

**Utilities:** -

Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. A landmark anchored in the pulse of Calgary's most affluent community &ndash; offering a harmoniously blended marriage of live, work, & play. Dine at one of many exquisite culinary offerings located within the community which will impress even the most well-traveled palette. Host parties in the amenities rich social lounge overlooking the summer water garden/winter skating rink fully equipped with a wet bar, summer kitchen, BBQ, and two outdoor firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space &ndash; showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a private double garage (with room for a double car lift) and storage. Call today to set up your private tour.