

# \$5,999,900 - 1110, 738 1 Avenue Sw, Calgary

MLS® #A1118154

## \$5,999,900

3 Bedroom, 4.00 Bathroom, 2,833 sqft  
Residential on 0 Acres

Eau Claire, Calgary, Alberta

The Concord, Luxury Riverfront Living, a new and timeless architectural icon for Calgary. This prime locations is surrounded by nature, yet downtown and major roads are at your fingertips. The building features 6 elevators providing more service and exclusivity. Amenities include 24 hour Concierge and Security, 3 separate car wash facilities, a fitness facility, and entertainment facilities including a private skating rink.

Built in 2019

## Essential Information

MLS® #	A1118154
Price	\$5,999,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,833
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address 1110, 738 1 Avenue Sw



Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5G8

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Service Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Utilities	Natural Gas Paid, Heating Paid For, Electricity Not Paid For, Garbage Collection, Sewer Connected, Water Paid For
Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, In Garage Electric Vehicle Charging Station(s), Parkade, Plug-In, Titled, Double Garage Attached, Enclosed, Garage Door Opener, Guest, Side By Side, Underground
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond, River Access, River Front, Waterfront

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Elevator, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Stone Counters, Storage, Walk-In Closet(s), Wired for Data
Appliances	Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas
Cooling	Central Air, Window Unit(s), Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Marble
# of Stories	14

### **Exterior**

Exterior Features	Awning(s), Barbecue, Built-in Barbecue, Fire Pit, Lighting, Misting System, Outdoor Grill, Outdoor Kitchen, Rain Gutters
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level,

	Street Lighting, Underground Sprinklers, Views, Waterfront
Roof	Concrete, Foam, Green Roof, Membrane, Tar/Gravel
Construction	Aluminum Siding, Concrete, Glass, Metal Siding, Stone
Foundation	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab

### **Additional Information**

Date Listed	June 9th, 2021
Days on Market	139
Zoning	cc
Condo Fee	\$2,584

### **Listing Details**

Listing Office            Courtesy Of ENGEL & VOLKERS CALGARY

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