

Welcome Home To
611-738 1 AVE SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

FOR SALE
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REAL ESTATE SERVICES

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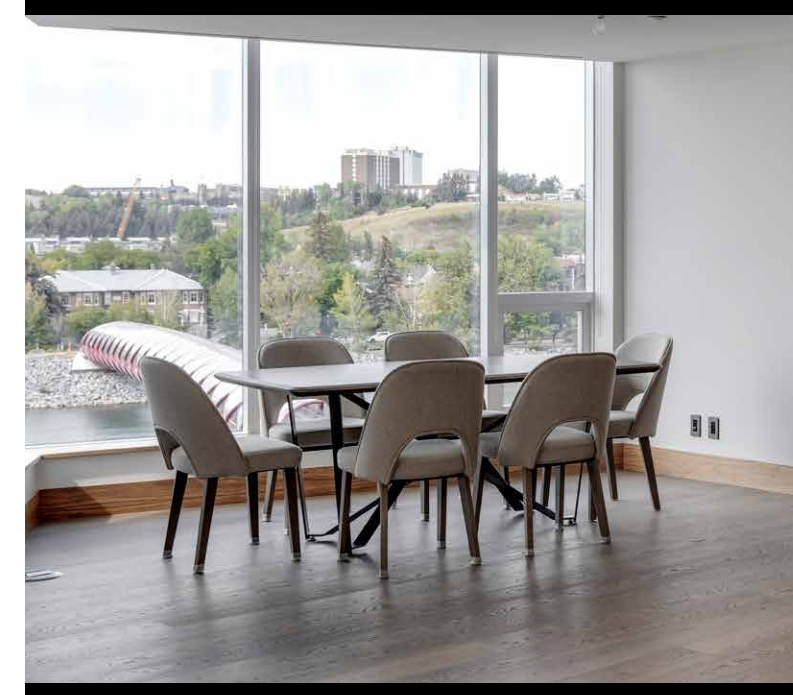
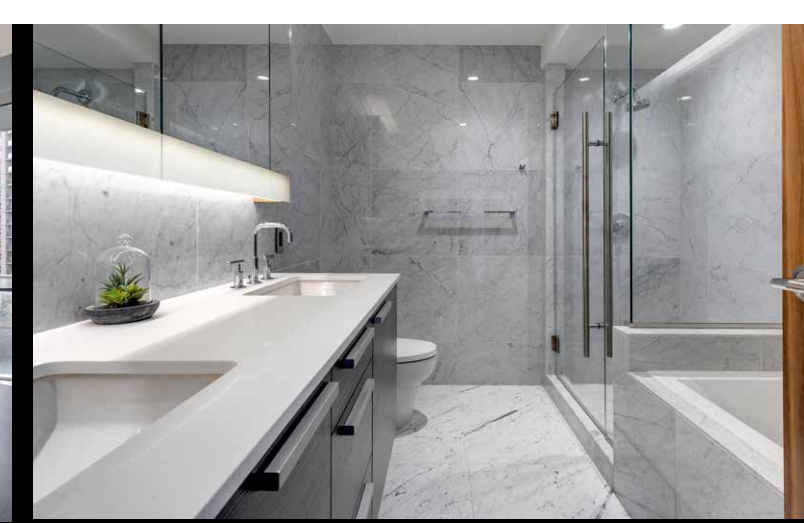
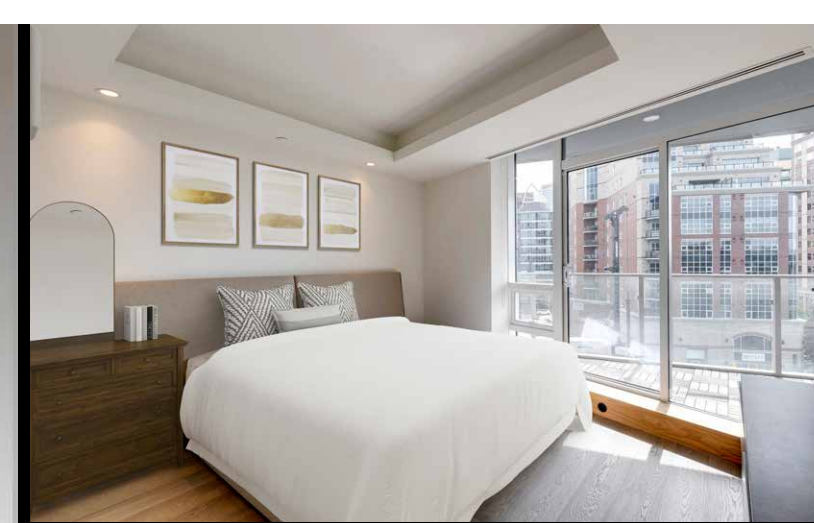
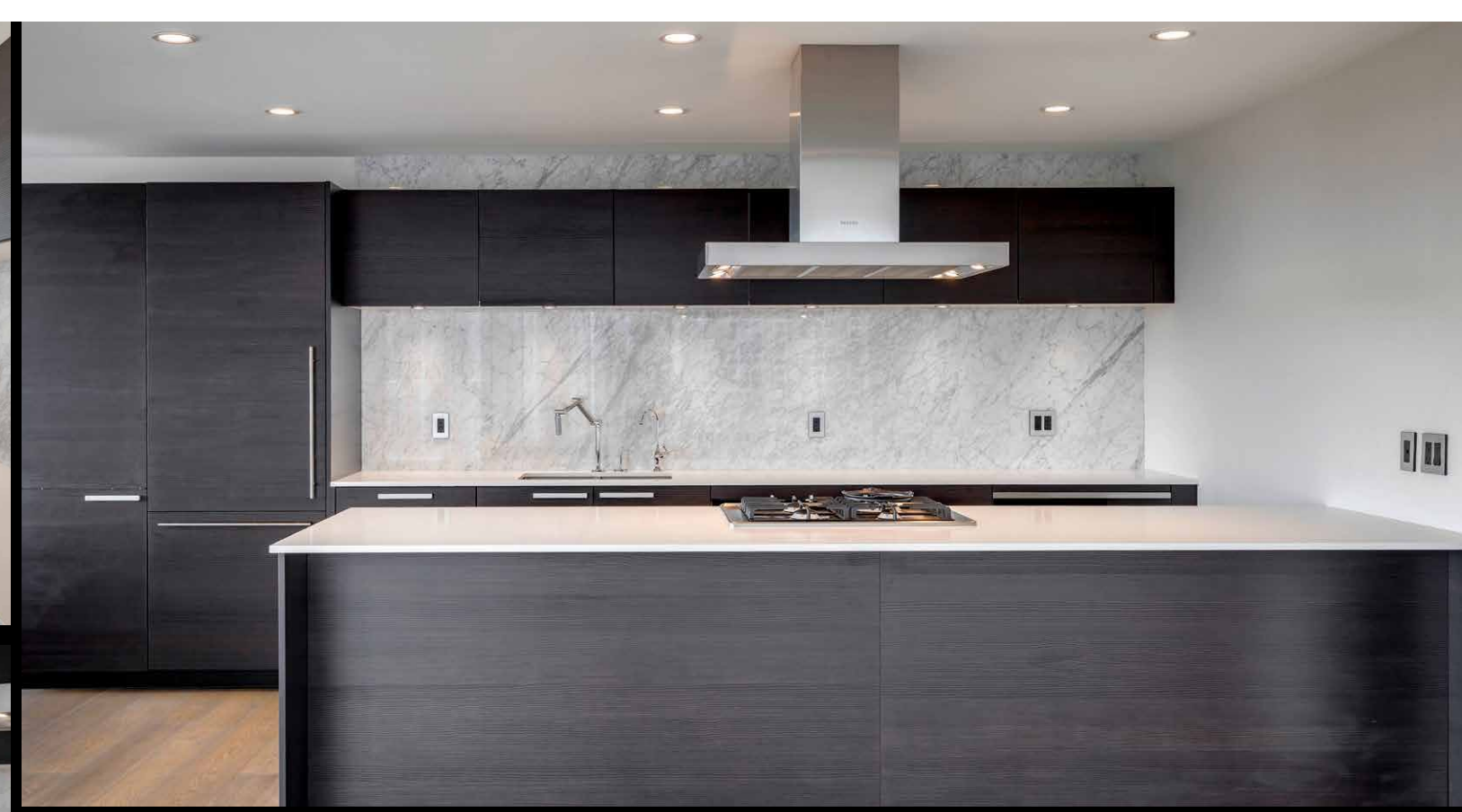
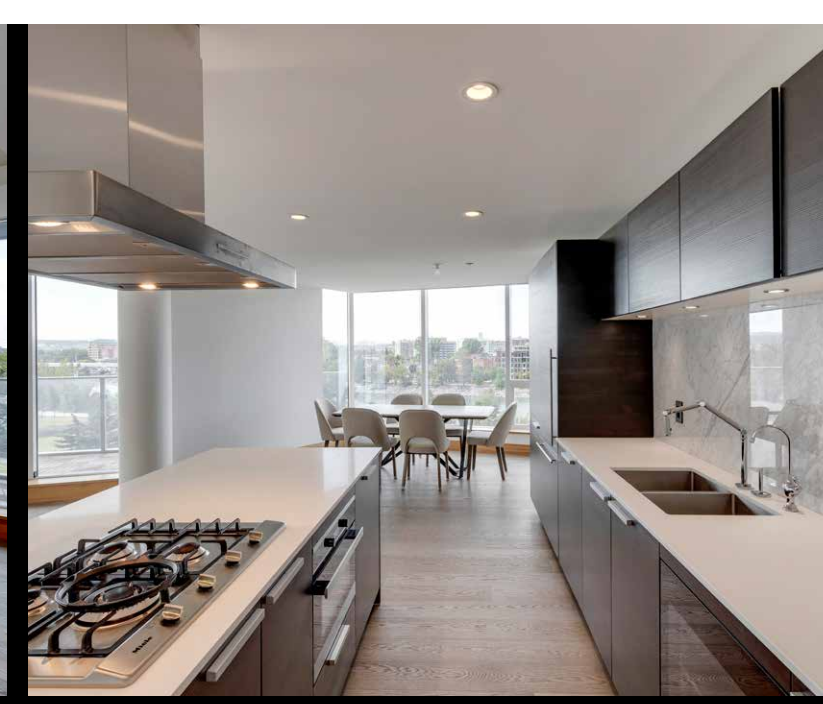
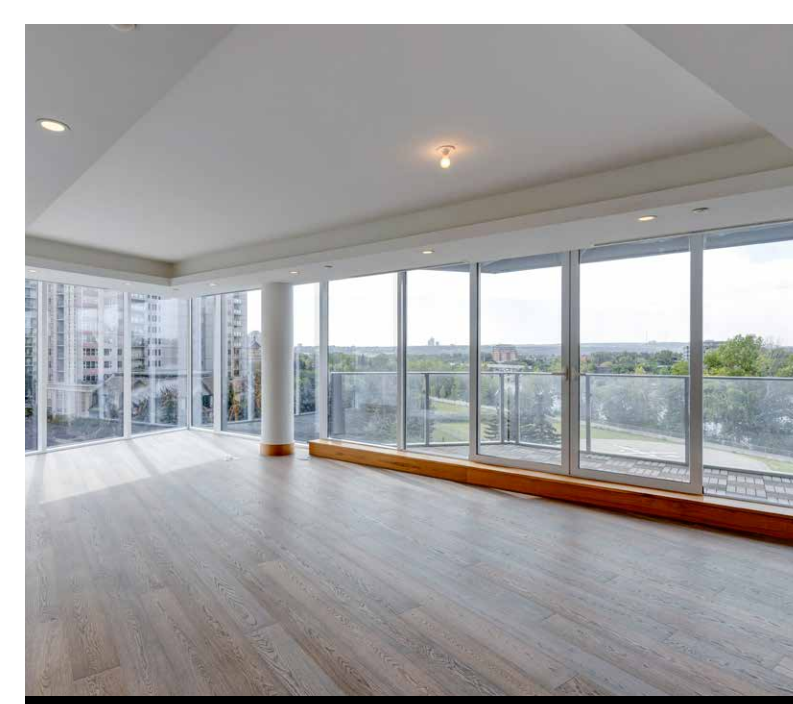
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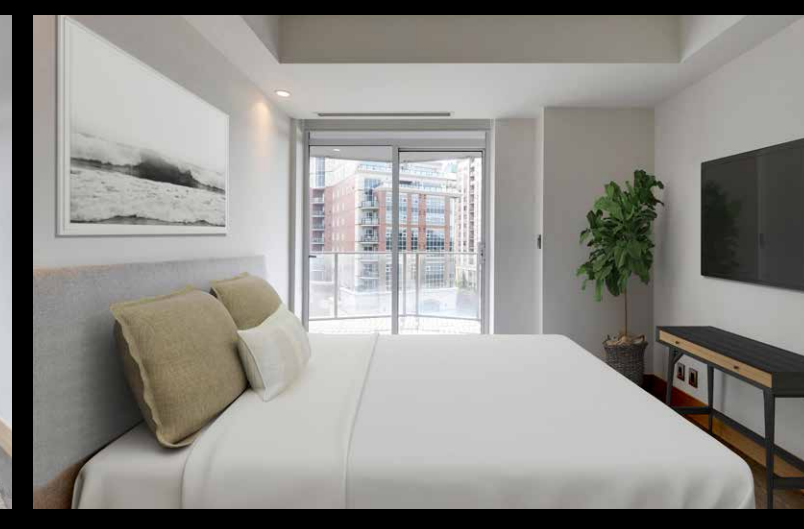
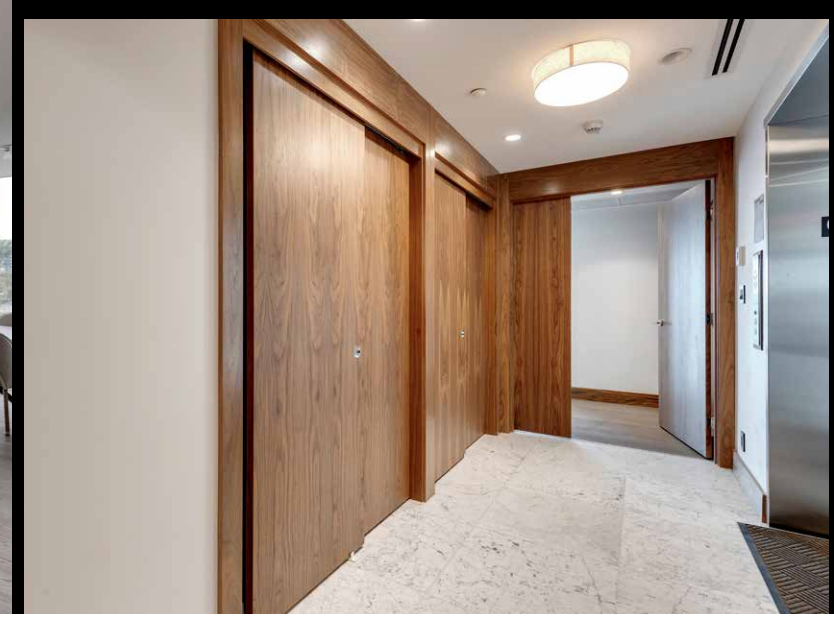
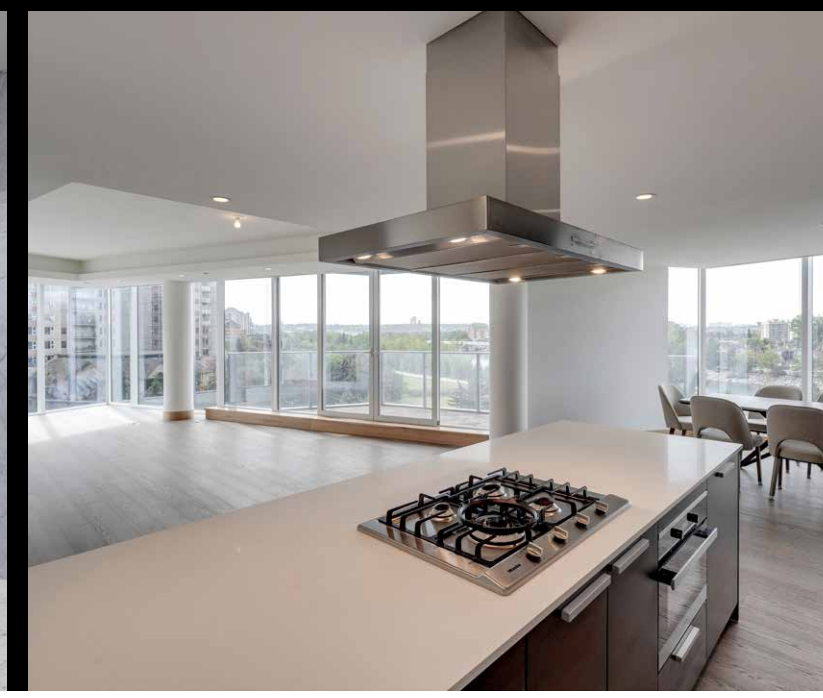
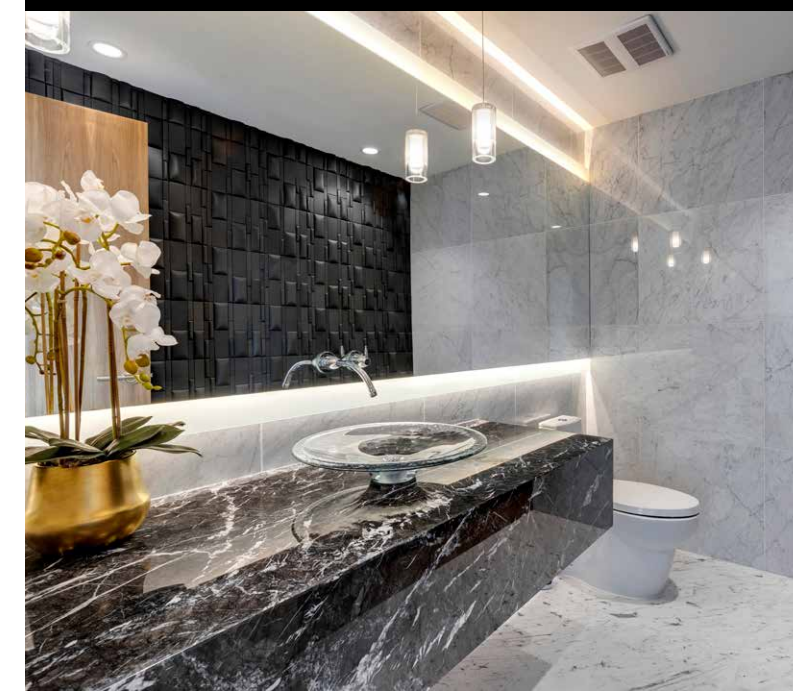
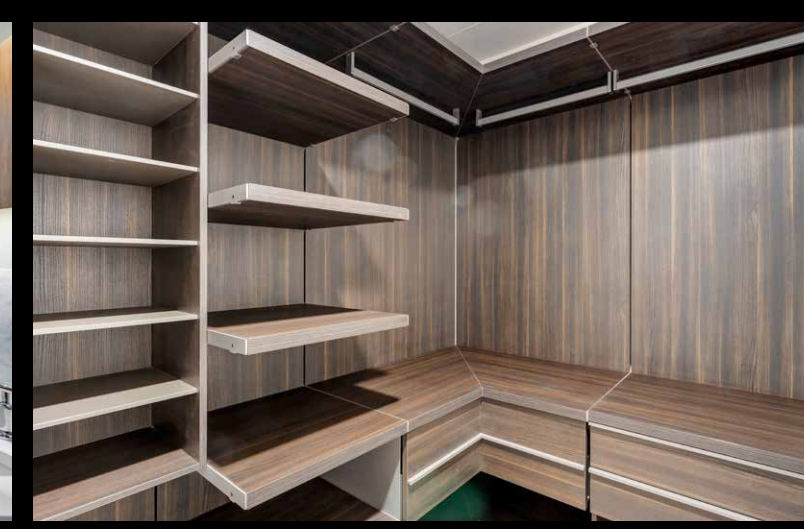
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Welcome to 'The Concord', a new riverfront condominium offering exquisite urban living! Over 1,800 sq ft of luxury living in this 3 Bed, 3 Bath unit. The floor to ceiling windows allow for amazing river views while making this unit bright and warm throughout. Conveniently accessed via a dedicated elevator with entry directly into the foyer. The kitchen overlooking the main living area is finished with marble backsplash, stone counters and high-end European appliances including a gas cooktop. The counter height island makes for perfect entertaining space. You will notice the use of marble through-out this home including the gas fireplace feature wall, bathroom walls and heated floors in the foyer, laundry area and bathrooms. The master suite offers access to a large balcony, walk-in closet with built-in shelving and a 5 pc ensuite with soaker tub with jets and walk-in shower. Completing this suite are 2 additional bedrooms with balcony access, a 4 pc main bath, laundry room and 2 pc powder room. Keep your high end vehicle secure in the heated underground parking garage that includes titled storage. The titled space is a side by side with it's own secure garage and man door. Drive a hybrid or electric vehicle? This garage has a dedicated EV plug! The in-house carwash offers a detailing area with vacuum and floor mat station. Building amenities include a full-time concierge, security, well appointed fitness centre, party room with tasting bar, lounge, and large area to accommodate dining tables. The water garden feature is transformed into a skating rink in the winter. There is a fire pit and out door kitchen with grill for alfresco dining. Located on the edge of Downtown and steps to the Peace Bridge, pathways, the shoppes and restaurants of Kensington, the Bow River and Prince's Island Park. Concord had noted that this complex is the " best engineered flood and emergency prepared residential building ever designed in Canada". It was built to withstand twice the occurrence of the 2013 floods; specifications include a water proof foundation and back-up generators.



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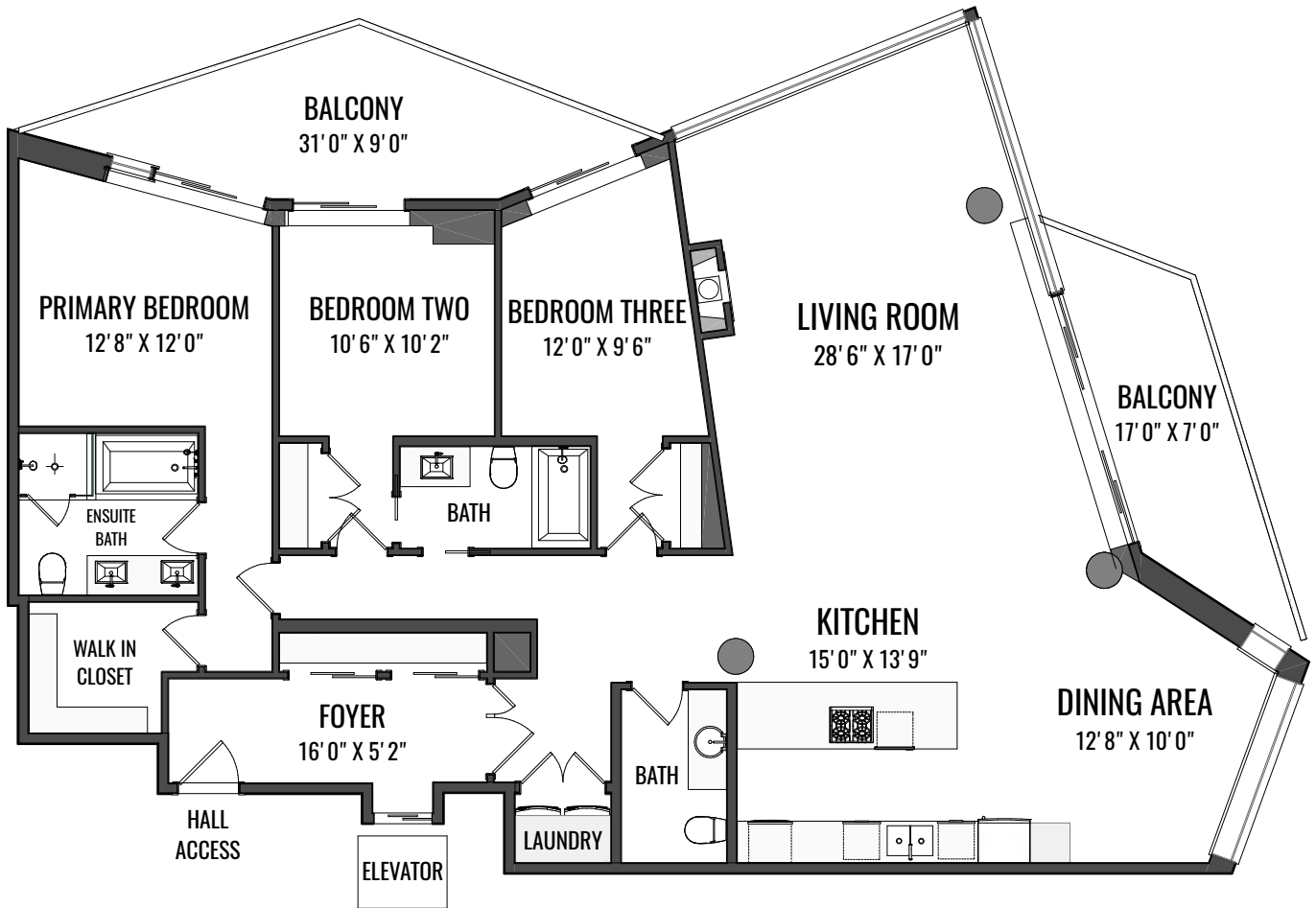
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MLS:	A2000707
Year Built:	2019
Subdivision:	Eau Claire
Type:	High Rise (5+ stories)
Class:	Apartment
Taxes:	\$15,515.00/2022
Condo Fee:	\$1,611.37/mo
Size:	1,860.19 SqFt Finished Living Space

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611 - 738 1 AVE SW, CALGARY
 MAIN - 1860.19 Sq.ft. / 172.81 m2
 RMS TOTAL - 1860.19 Sq.ft. / 172.81 m2

CONVENTIONAL CONDO

*RECA RMS MEASUREMENTS TAKEN PAINT TO PAINT



FEATURES

INTERIOR SPECIFICATIONS INCLUDE

- Ceiling heights of approximately 9ft in most living areas
- Seven-foot tall wooden, in-suite doors with transom above
- Custom-stained oak wood baseboards, door trim & transom
- Engineered hardwood flooring throughout the main living area and bedrooms
- Recessed pot-lights throughout living/dining room, kitchen and bedrooms
- Horizontal four-pipe fan coil heating and cooling system with supplemented heat
- Television and telephone jacks in every principal room
- Stunning gas fireplace clad in marble tile
- Roller shades throughout
- Closet organizers
- Security alarm system

BATHROOM & ENSUITE

- Engineered stone countertop
- Square under mount sink
- Cabinet and mirror with integrated lighting above vanity
- Jetted tub
- One-piece elongated dual-flush toilet with quiet-close seat.
- In-floor heating
- Large format marble wall and floor tile

ENTRY

- Dedicated suite elevator service opening into a private foyer
- Large-format Bianco Statuario marble floor tile
- Custom extra-wide, solid-wood, suite entry door

POWDER ROOM

- Custom marble countertop with recessed lighting
- Vessel sink and wall-mounted faucet
- Feature wall tile and full-width mirror
- Dual-flush toilet with quiet-close seat
- In-floor heating
- Large format marble floor tile

KITCHEN

- Imported Poggenpohl kitchen system with integrated Miele kitchen appliance package including:
 - Hood fan
 - Gas Burner Cook-top
 - Convection Oven
 - Speed Oven
 - Fridge with bottom-mount freezer
 - Wine Storage System
 - Dishwasher full size and integrated with concealed control panel

OUTDOOR LIVING

- Glass Door and Window system leading to outdoor living spaces
- Glass Railing to Maximize Views
- Wood Style Outdoor Flooring Tiles
- Exterior Accent Lighting

GARAGE

- Secure double detached titled space with full size garage door and man door for increased security
- Secure Storage
- EV Outlet
- Car Wash and Interior Detailing Area

AMENITIES

- Water Garden with Fire Pit Lounge
- Outdoor Kitchen with Grill and seating area
- Water Garden transformed into a Skating Rink during winter months
- The Grand Room with Gourmet Kitchen and Indoor / Outdoor Dining Area
- Tasting Bar and Lounge area
- Meeting Room
- Fitness Facility
- Yoga Room

24-HOUR CONCIERGE AND SECURITY

FLOOD PROTECTION

Concord has noted that this complex is the " best engineered flood and emergency prepared residential building ever designed in Canada".

