



\$ 5,999,900.00

**1110 738 1 AVENUE SW  
CALGARY**

<https://paulbrinton.com>

- 3 beds
- 4 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** High-Rise (5+)

**MLS ® #:** A1118154

**Type:** Apartment

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 2019

**Parking:** 220 Volt Wiring, Additional Parking, Double Garage Attached, Enclosed, Garage Door Opener, Guest, In Garage Electric Vehicle Charging Station(s), Parkade, Plug-In, Side By Side, Titled, Underground

**Post Updated:** 2021-08-10 22:50:04

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 08/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Accessibility Features:** Accessible Elevator Installed, Visitor Bathroom

**Water Source:** Public

**Utilities:** Natural Gas Paid, Heating Paid For, Electricity Not Paid For, Garbage Collection, Sewer Connected, Water Paid For

**Total Parking:** 3

**Flooring:** Hardwood, Marble

**Association Amenities:** Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Service Elevator(s), Snow Removal, Storage, Trash, Visitor Parking

**Fireplace Features:** Gas, Gas Starter, Living Room, Marble

**Community Features:** Fishing, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby



**Exterior Features:**

Awning(s),Barbecue,Built-in Barbecue,Fire Pit,Lighting,Misting System,Outdoor Grill,Outdoor Kitchen,Rain Gutters

**Electric:** Certified Volts/Amps,Generator

**Cooling:** Central Air,Window Unit(s),Sep. HVAC Units

**Lot Features:** Backs on to Park/Green Space,Creek/River/Stream/Pond,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Street Lighting,Underground Sprinklers,Views,Waterfront

**Heating Type:** Central,Fan Coil,In Floor,Fireplace(s),Natural Gas

**Fencing:** Partial

**District:** CAL Zone CC

**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

**Roof Type:** Concrete,Foam,Green Roof,Membrane,Tar/Gravel

**Sewer Septic:** Public Sewer

**PROPERTY INFORMATION**

**Levels:** Single Level Unit

**Zoning:** cc

**List Price Square Foot:** \$ 2,117.86

**Photo Count:** 45

**Unit Exposure:** E,N,NE,NW,S,SE,SW,W

**Construction Materials:** Aluminum Siding ,Concrete,Glass,Metal Siding ,Stone

**Laundry features:** In Unit, Laundry Room, Sink

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 1110

**Suite:** No



**Foundation:** Piling(s), Pillar/Post/Pier, Poured Concrete, Slab

**Frontage Metres:** 0M 0`0"

**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

**Living Area SF:** 2833.00

**Subdivision Name:** Eau Claire

**Structure Type:** High Rise (5+ stories)

**Lot Size Acres:** 0.00

