



\$ 8,599,000.00

## 1307 738 1 AVENUE SW CALGARY

<https://paulbrinton.com>

Enjoy spectacular waterfront sub -penthouse living with captivating panoramic views of the Bow River, Prince's Island Park, downtown core, and vistas of the Rocky Mountains. Showcasing a full multi-million dollar Reno by Empire Custom Homes, this is truly the best unit in The Concord and is the epitome of luxury....

- 2 beds
- 3 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

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

**MLS ® #:** A1143473

**Type:** Apartment

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2019

**Parking:** Heated Garage, Oversized, Parkade  
, Stall, Titled, Underground

**Post Updated:** 2021-09-28 19:51:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 4

**Flooring:** Hardwood, Marble

**Fireplace Features:** Gas

**Exterior Features:** Built-in Barbecue, Fire Pit

**Cooling:** Central Air

**Roof Type:** Rubber

**Fireplace:** 2

**Association Amenities:** Car Wash, Elevator(s), Fitness Center, Laundry, Parking, Recreation Facilities, Storage

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

**District:** CAL Zone CC

**Interior Features:** Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan

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



## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 2,426.35

**Photo Count:** 50

**Unit Exposure:** SE

**Construction Materials:** Concrete,Glass

**Foundation:** Poured Concrete

**Living Area SF:** 3544.00

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

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

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Unit Number:** 1307

**Suite:** No

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator

**Subdivision Name:** Eau Claire

**Restrictions:** Pet Restrictions or Board approval Required

