



\$ 799,000.00

305 738 1 AVENUE SW CALGARY

<https://paulbrinton.com>

Located on the recently redesigned river pathway, across from Peace bridge, the public spaces, where people move through, gather and sit, blends seamlessly with the stunning ponds and water features, and gardens of one of Calgary's luxurious condo projects, THE CONCORD. Designed by renowned firm of Arthur Erickson Architects, and...

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

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BASIC FACTS

Style: High-Rise (5+)

MLS ® #: A1118909

Type: Apartment

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-11-18 19:28:15

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 06/21/21

Lot size: 63162 sq ft

Year built: 2019

Parking: Heated Garage, Parkade, Stall, Tandem, Titled, Underground

PROPERTY FEATURES

Total Parking: 2

Flooring: Hardwood,Marble

Fireplace Features: Gas,Marble

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

Electric: Certified Volts/Amps,Generator

Fireplace: 1

Association Amenities: Car Wash,Clubhouse,Elevator(s),Fitness Center,Parking,Party Room,Snow Removal,Storage,Trash,Visitor Parking

Utilities: Cable Available,Natural Gas Paid,Electricity Available,Heating Paid For,Fiber Optics Available,Garbage Collection,Sewer Connected,Water Paid For

Exterior Features: Awning(s),Courtyard,Fire Pit,Misting System,Outdoor Grill,Outdoor Kitchen,Rain Gutters

District: CAL Zone CC



Cooling: Central Air,Sep. HVAC Units

Lot Features: Backs on to Park/Green Space,Creek/River/Stream/Pond,Low Maintenance Landscape,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Paved,Private,Views,Waterfall

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

Interior Features: Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s)

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

PROPERTY INFORMATION

Levels: Single Level Unit

Zoning: CC

List Price Square Foot: \$ 837.28

Photo Count: 44

Unit Exposure: S

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

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

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

Subdivision Name: Eau Claire

Lot Size Acres: 1.45

Laundry features: In Unit, Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Unit Number: 305

Suite: No

Frontage Metres: 0.00M 0`0"

Living Area SF: 1014.00

Structure Type: High Rise (5+ stories)

