



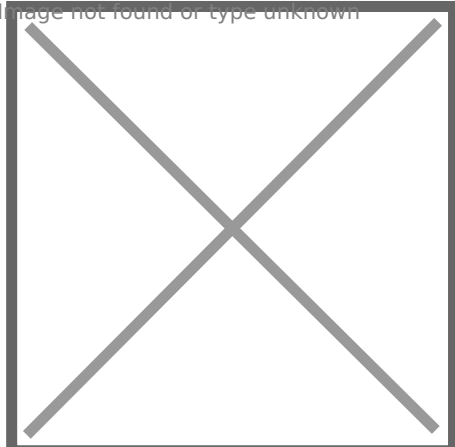
\$ 1,570,800.00

**507 738 1 AVENUE SW  
CALGARY**

<https://paulbrinton.com>

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

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## BASIC FACTS

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

**MLS ® #:** A1072714

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2019

**Parking:** Parkade, Stall, Underground

**Post Updated:** 2021-07-22 13:48:03

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 03/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Hardwood,Marble

**Association Amenities:** Car Wash,Elevator(s),Fitness Center,Guest Suite,Parking,Party Room,Recreation Room,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

**Fencing:** Partial

**District:** CAL Zone CC

**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

**Exterior Features:** Awning(s),Barbecue,Fire Pit,Garden,Lighting,Misting System,Outdoor Grill,Outdoor Kitchen,Rain Gutters

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

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



**Interior Features:** Bookcases,Closet Organizers,Double Vanity,Elevator,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s)

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

**Sewer Septic:** Public Sewer

**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

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** cc

**List Price Square Foot:** \$ 1,151.61

**Photo Count:** 28

**Unit Exposure:** S,SW,W

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

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

**Appliances:** Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer,Window Coverings,Wine Refrigerator

**Subdivision Name:** Eau Claire

**Lot Size Acres:** 0.00

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Unit Number:** 507

**Suite:** No

**Frontage Metres:** 91.70M 300`10"

**Living Area SF:** 1364.00

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

