

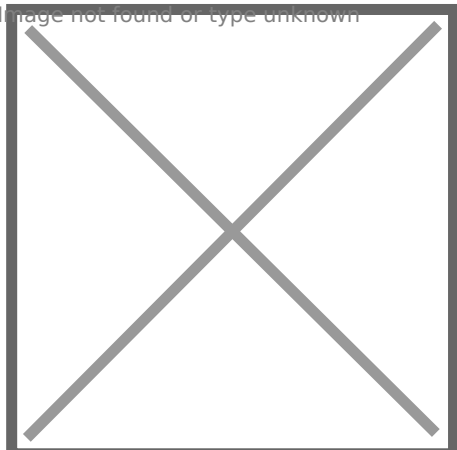
\$ 965,900.00

**906 738 1 AVENUE SW  
CALGARY**

<https://paulbrinton.com>

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

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## BASIC FACTS

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

**MLS ® #:** A1073632

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2019

**Parking:** Parkade, Stall, Tandem, Titled, Underground

**Post Updated:** 2021-07-22 13:58:04

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 07/22/21

**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, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Trash, Visitor Parking

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

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

**Fencing:** Partial

**Fireplace:** 1

**Accessibility Features:** Accessible Elevator Installed, No Stairs/One Level, Visitor Bathroom

**Water Source:** Public

**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, Lighting, Misting System, Outdoor Grill, Outdoor Kitchen, Rain Gutters

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



**District:** CAL Zone CC

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

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

**Sewer Septic:** Public Sewer

**Cooling:** Central Air,Window Unit(s),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

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** cc

**List Price Square Foot:** \$ 974.67

**Photo Count:** 42

**Unit Exposure:** N,NE

**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,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,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:** 4

**Unit Number:** 906

**Suite:** No

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

**Living Area SF:** 991.00

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

