

THE CONCORD

UNIT 1005 312, 738 - 1st Ave SW



FULLY FURNISHED

1,003 SQ.FT

2 BED 2 BATH 2 UNDERGROUND STALLS

CALGARY'S NEWEST LUXURY HIGH-RISE

COMING SOON

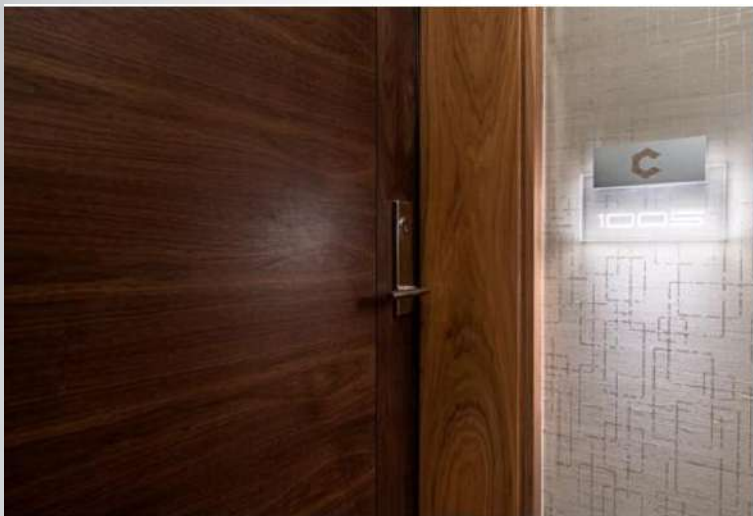
ROMANIA LEO

ace@realpropertymgt.ca

www.rpmace.ca 403.816.2308



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HIGH END KITCHEN APPLIANCES



Built along the Bow River across from both Princess Island Park and The Peace Bridge, you will be living in Calgary's prestigious Festival District; in an architectural marvel designed by renowned architect Arthur Erikson. Notable features; 10' ceilings, floor-to-ceiling windows, engineered hardwood and Italian marble through out. Enjoy the sunny SW downtown and river views on your 220 sqft patio overlooking the river, tree-tops and 10th St bridge into Kensington. **IN ADDITION, THIS UNIT COMES UPGRADED** with Italian marble, walnut finishings, Poggenpohl kitchen, built-in closet systems, MIELE appliances, custom marble fireplace and **FLOOR-TO-CEILING MARBLE** bathrooms WITH HEATED FLOORS and air jet soaker tub. You'll appreciate the home automation Control4 package (valued at \$25,000) which hosts remote in-suite lighting, security camera system, automated roller shades, and Nest smart thermostats. Included is **TWO TITLED PARKING SPACES** and **ONE TITLED STORAGE UNIT**. Within The Concord itself, you will have 24-Hour Concierge and Security, underground Visitor Parking, a Fitness Facility, Car & Wheel Wash, Social Room with full kitchen, outdoor patio, fire pit amongst the POND, outdoor kitchen and in the winter a beautiful Skating Rink with a Zamboni. Take a stroll along the river pathways, enjoy the gardens out front or launch your canoe/paddle board next to the Peace Bridge. Come enjoy the Concord life, you'll be amazed!



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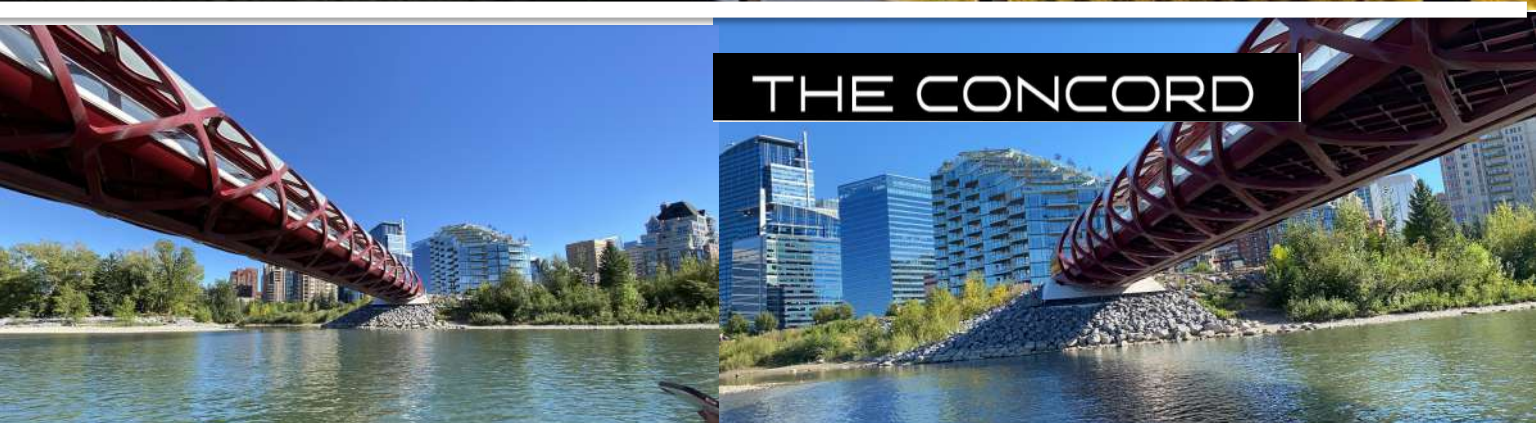


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LUXURIOUS LIVING



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CALGARY'S MOST
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CALGARY DOWNTOWN EAU CLAIRE



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YOUR BACKYARD:

Calgary's Prince's Island & Peace Bridge on the Bow River



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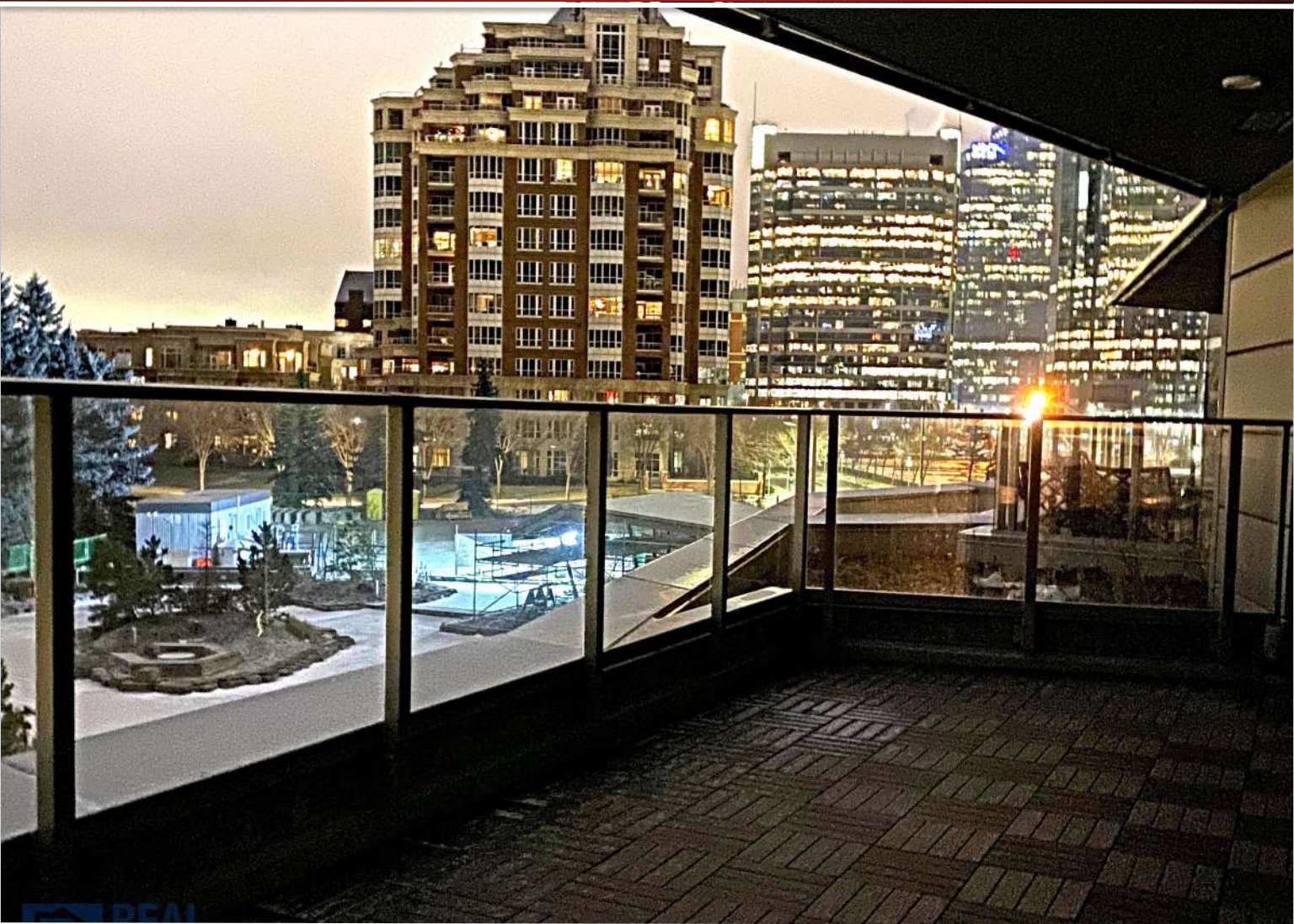
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CALGARY LUXURY LIVING



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COMING SOON

ALL ABOUT LIFESTYLE



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