

# WELCOME TO EAU CLAIRE



APARTMENT | 939 sq ft | 2 BEDROOMS | 2 BATHROOMS



## #701 738 1 AVE SW

Ready & waiting for your offer- Carefree Metropolitan living at the LUXURIOUS CONCORD located at the most desirable EAU CLAIRE, one of Calgary's top Downtown district . This brand new 2 bed 2 baths on the 7 floor, an end unit, offers upscale luxury by the Riverfront with natural surroundings & the ultimate urban Lifestyle!! Open concept layout with wall to ceiling windows offering fabulous views from all 3 directions. Downtown view from SE & S. Breakfast on your large balcony overlooking beautiful views of the mountains & the river. Both bedrooms have their own balconies bringing natural light. Living room has the stunning gas fireplace clad in marble tile. Kitchen featuring the POGGENPOHL COLLECTION cabinetry, marble slab backsplash & stone countertop, stainless steel "Miele" appliances. Spa-like baths w/marble wall & floor & in-floor heating. Amenities: 24 hrs concierge/security, social lounge. Summer water garden & Winter skating rink. Underground car-wash, visitors parking & exercise facility. Unit has titled tandem (2) parking stalls & titled storage. Condo fees \$651.10 is a very low & affordable condo fees in Eau Claire. The lowest priced 2 bedrooms unit in the building & the seller is motivated to sell! Contact your realtor & book your showings now. Quick Possession. Check Virtual tour!. **MLS® # A1043856**



### Mary Yuen-Sears

REALTOR® CCS

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MLS® #A1043856



**#701 738 1 AVE SW**

**Condo**

Possession: **Negotiable**

Neighbourhood: **Eau Claire**

Built in: **2019**

Exterior: **Concrete, Metal**

Construction: **Concrete**

Parking: **Tandem/Underground/2 Spaces**

**Main Level**

Kitchen:	11'2" X 10'1"
Dining Room:	6'0" X 10'0"
Living Room:	12'7" X 16'8"
Master Bedroom:	10'0" X 11'0"
Bedroom:	10'0" X 9'0"
Laundry:	5'0" X 4'0"

**Features Included:** Air Condition-Central, Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Pool-Indoor, Sauna, Sprinkler System-Fire, Steam Room.

**Condo Fee Includes:** Caretaker, Exterior Maintenance, Heat, Insurance, Parking, Snow Removal, Landscape, Recreation Facility, Car Wash, Elevator, Fitness Center, Professional Management and More.



StoneMere  
Real Estate Solutions  
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