

Waterfront Sub -Penthouse For Sale Canada, Alberta, Calgary, AB T2P 5G8

6,706,966 €

QUICK SPEC

Year of Construction	2019
Bedrooms	2
Half Bathrooms	1
Full Bathrooms	2
Interior Surface approx	329 m2 - 3,543 Sq.Ft.
Exterior Surface approx	00 m2 - 00 Sq.Ft.
Parking	4
Property Type	Penthouse / Condo

TECHNICAL SPECIFICATIONS

Enjoy spectacular waterfront sub -penthouse living with captivating panoramic views of the Bow River, Prince's Island Park, downtown core, and vistas of the Rocky Mountains. Showcasing a full multi-million dollar Reno by Empire Custom Homes, this is truly the best unit in The Concord and is the epitome of luxury. Grand open layout with floor-to-ceiling windows, marble throughout, and the finest finishings including new interior solid wood doors, custom hand-forged iron detailing on doors, quality oak trim and wall treatments, automated blinds, and lavish fixtures. Porsche designed kitchen is sleek showcasing smooth carbon fibre cabinetry, marble counters, high-end Miele appliance package including 6 burner gas range with griddle, and built-in espresso maker. Custom temperature controlled glass wine room located off the kitchen will surely impress your guests. Entertaining is a breeze with the open living and dining room allowing guests to mingle without feeling crowded. Marble full length steps up to your oversized outdoor living space featuring an outdoor BBQ kitchen and two gas lines for fire pit table hook-up. The views will leave you in awe as you relax with a glass of wine after a long day. Hand-forged iron french doors provide a chic Parisian feel opening up to your secluded media room with built-in shelving. Sophisticated master features show stopping views, access to the expansive deck, built-in feature wall, and an elegant spa-like bathroom featuring marble walls and floors, warmed by an in-floor heating system. Master closet is a true dream with custom cabinets, and built-in hampers. Second bedroom is light and airy and is equipped with its own walk-in closet and ensuite. A beautiful den showcases rich wood floor to ceiling custom panelled oak and automatic drapes. This unit comes with a titled parking 4 car garage with custom cabinetry and room for lifts. Best garage allocation for size and location. Amenities are endless and include 24hr concierge and security, summer water garden, winter skating rink, lounge, kitchen, full fitness

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 2

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 3

- Full Bathrooms - 2
- Half Bathrooms - 1

OTHER ROOMS

- Study
- Library
- Multiple Lounging Areas
- Living Rooms
- Porsche Designed Kitchen
- Open Dining Room
- Butler's Pantry
- Glass Wine Room
- Media Room

INTERIOR FEATURES

- Grand Open Layout
- Floor-To-Ceiling Windows
- Marble Throughout
- Finest Finishings
- Solid Wood Doors
- Custom Hand-Forged Iron Detailing On Doors
- Quality Oak Trim And Wall Treatments
- Automated Blinds
- Lavish Fixtures
- Hand-Forged Iron French Doors
- Flooring: Hardwood, Marble
- 2 Fireplaces

EXTERIOR AND BUILDING FEATURES

- Located Mere Steps To The Peace Bridge, Prince's Island Park, River Pathway System, And Downtown.
- Oversized Outdoor Living Space
- Outdoor Bbq Kitchen
- Fire Pit
- 24Hr Concierge
- Security
- Summer Water Garden
- Winter Skating Rink
- Lounge
- Full Fitness Facility
- Car Washes
- Constructed With Long-Lasting Concrete, Double Glazed Windows And A Superior Infrastructure Designed For Flood & Emergency Preparedness

HEATING AND COOLING

- Cooling Features: Central Air
- Heating Features: Fan Coil, In Floor

POOL AND SPA

- Spa

LAND INFO

- Lot Size : 00 m2 - 00 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 4
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 329 m2 - 3,543 Sq.Ft.
- Year Built: 2019
- Location : NE
- Topography : City
- Levels or Stories: 14
- Structure Type: Penthouse
- House Style: Modern
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Canada is generally divided into primary education, followed by secondary education and post-secondary.

- Queen Elizabeth School
- Crescent Heights High School
- Sir Winston Churchill High School
- Calgary French & International School, Calgary
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AMENITIES AND COMMUNITY FEATURES

- Canada has a relatively open-door policy for foreigners looking to buy property, and non-residents have the same ownership rights as residents. There are also some states that have specific guidelines that need to be followed

OTHERS

- Riverfront
- Terrace / Outdoor Space
- Wine Cellar / Grotto
- Mountain Views
- Car Wash Area
- Elevator
- Fitness Center
- Laundry
- Recreation Facilities
- Storage
- Fire Pit
- 24Hr Concierge
- Security
- Summer Water Garden
- Skating Rink
- Car Washes
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ABOUT THE AREA

Canada is a country in North America. Its ten provinces and three territories extend from the Atlantic to the Pacific and northward into the Arctic Ocean, covering 9.98 million square kilometres, making it the world's second-largest country by total area.

Alberta is a province in Western Canada. Its landscape encompasses mountains, prairies, desert badlands and vast coniferous forests. It has more than 600 lakes, and rich mineral deposits. In the west, the Canadian Rocky Mountain Parks have glaciers in the Columbia Icefields. The Waterton Glacier International Peace Park is a biosphere reserve that straddles the southern border with the USA.

Calgary, a cosmopolitan Alberta city with numerous skyscrapers, owes its rapid growth to its status as the centre of Canada's oil industry. However, it's still steeped in the western culture that earned it the nickname "Cowtown," evident in the Calgary Stampede, its massive July rodeo and festival that grew out of the farming exhibitions once presented here