

\$1,350,000 - 907, 738 1 Avenue Sw, Calgary

MLS® #A2207350

\$1,350,000

2 Bedroom, 2.00 Bathroom, 1,359 sqft

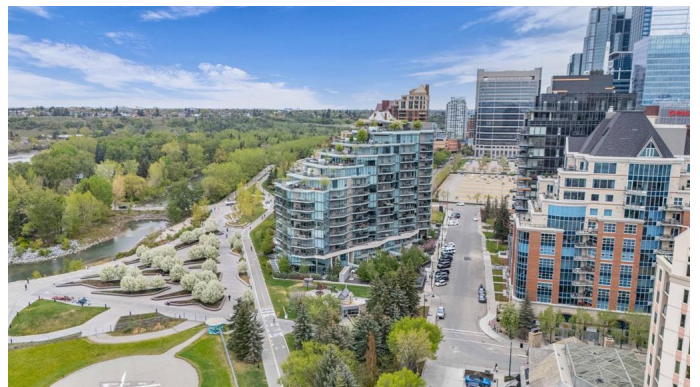
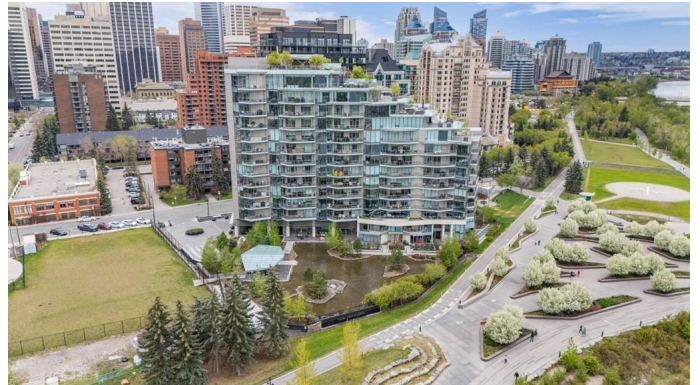
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**** NEW PRICE, NEW OPPORTUNITY****

PRIVATE ELEVATOR | HIGH FLOOR | CITY
SKYLINE & RIVER VIEWS | 2 BEDROOMS +
DEN | TWO TITLE PARKING STALLS!

WELCOME TO THE CONCORD - Calgary's most prestigious riverfront residence, an architectural icon that defines luxury living! Experience this unparalleled luxury large unit living at The Concord, where a private elevator transports you directly into your exquisite residence. This stunning home is designed with the finest finishes and features, including a German-engineered Poggenpohl kitchen, Miele appliances. The thoughtfully crafted interior boasts engineered hardwood flooring, Bianco Carrara marble accents, rich walnut detailing, a full-height Bianco Statuario marble encased fireplace, and floor-to-ceiling windows showcasing breathtaking Bow River views. Enjoy year-round comfort with heated tile flooring, a horizontal four-pipe fan coil system for heating and cooling, and a BRIGHT GLASS DOOR OPEN DEN perfect for a home office. The spacious primary suite is a private retreat with a custom walk-in closet, and a 5-piece spa-inspired ensuite, complete with dual sinks, a deep soaker air-jet tub, a separate shower and heated marble floors. A patio door leads to a private balcony, offering a serene escape with stunning city and Bow River views. The second bedroom also enjoys balcony access and its own floor-to-ceiling marble bathroom with heated floors. Additional features include an in-suite full-size washer



and dryer, two titled side by side parking stalls, and a titled storage room. World-Class Building Amenities include: 24-hour Concierge & Security services | 6 high-speed Elevators | Elegant Social Lounge with a Bar, full kitchen for your private events | State-of-art Fitness Centre | Touch-less automatic car wash | Ample guest parking | Stunning outdoor water garden and pond (transforms into a winter Skating rink) | Outdoor kitchen with BBQ and 2 fire-pits, perfect for entertaining. Exciting future amenities (Phase II - Launching in May, 2025) include: Resort-style swimming pool and a hi-tech golf simulator. With unparalleled elegance, world-class amenities, and the best value in The Concord. This offering is truly one-of-a-kind and best value in Calgary RIVER FRONT luxurious living. CALL TODAY TO SCHEDULE YOUR PRIVATE VIEWING!

Built in 2019

Essential Information

MLS® #	A2207350
Price	\$1,350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	907, 738 1 Avenue Sw
Subdivision	Eau Claire
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P5G8

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Fan Coil, In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	14

Exterior

Exterior Features	Built-in Barbecue, Courtyard, Fire Pit, Garden, Lighting, Misting System, Outdoor Grill, Outdoor Kitchen
Roof	Concrete, Foam, Membrane, Tar/Gravel
Construction	Concrete, Metal Siding, Stone

Additional Information

Date Listed	April 2nd, 2025
Days on Market	108
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.