

# \$1,699,900 - 508, 738 1 Avenue Sw, Calgary

MLS® #A2233022

**\$1,699,900**

2 Bedroom, 2.00 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to The Concord â€“ Calgaryâ€™s pinnacle of luxury living, perfectly situated along the Bow River, beside the Peace Bridge and Princeâ€™s Island Park. This iconic residence sets a new standard for refinement, sophistication, and lifestyle. Arrive in style through the secure underground parkade, where your vehicle is pampered with a private wash before settling into your titled, fully upgraded 2-car private garage featuring custom cabinetry, epoxy floors, EV connection, and Wi-Fi connectivity. Take your private elevator directly to your riverfront unit, where floor-to-ceiling windows frame captivating Bow River views. The open-concept living area is adorned with wide-plank hardwood floors, timeless wainscoting, and elegant wallpaper, centered by a sleek gas fireplace. The chef-inspired Poggenpohl kitchen features Bianco Statuario marble, Miele appliances, and an oversized fridgeâ€™seamlessly blending into the spacious living and dining area. Step onto the oversized balcony for breathtaking park and river views. The master bedroom offers panoramic views, a custom Poliform walk-through closet, and a spa-inspired ensuite with a 66â€™ freestanding tub, 10mm glass shower, double vanity, and in-floor heating. A second bedroom, marble-clad main bath with soaker tub, and a glass-enclosed den complete the thoughtful layout. Smart home automation, Control4 system, motorized blinds, built-in speakers, security cameras, and designer lighting offer



effortless comfort and peace of mind.

Exclusive Concord amenities include: Private winter skating rink with Zamboni; Outdoor kitchen with BBQ & firepits; Social lounge with full bar & kitchen; Guest suite; 24-hour concierge; Gym + yoga studio; Car wash bays. Experience riverside luxury living redefined - book your viewing today! (id:6289)

Built in 2019

## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2233022           |
| Price          | \$1,699,900        |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Square Footage | 1,373              |
| Acres          | 0.00               |
| Year Built     | 2019               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 508, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P5G8               |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping, Car Wash, Party Room |
| Features       | Elevator, Closet Organizers, Parking   |
| Parking Spaces | 2  |
| Parking        | Attached Garage, Underground   |
| # of Garages   | 2  |

## Interior

|            |  |
|------------|--|
| Appliances | Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave, Hood Fan, Washer & Dryer |
|------------|--|

|                 |                                   |
|-----------------|-----------------------------------|
| Heating         | Central heating, In Floor Heating |
| Cooling         | Central air conditioning          |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| # of Stories    | 14                                |

## Listing Details

Listing Office      TREC The Real Estate Company



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