

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

MLS® #A2207350

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 1,359 sqft

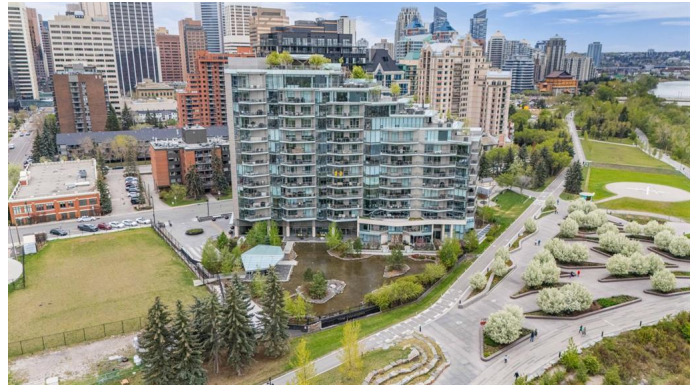
Residential on 0.00 Acres

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

### Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Jetted Tub, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, 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	Fire Pit, Garden, Built-in Barbecue, Courtyard, 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	75
Zoning	DC

### Listing Details

Listing Office	eXp Realty
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