# \$1,827,400 - 109, 738 1 Avenue Sw, Calgary

MLS® #A2090060

## \$1,827,400

2 Bedroom, 3.00 Bathroom, 1,988 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps to the Peace Bridge, Prince's Island Park and Downtown. This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant Social Lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury riverfront living in The Concord.

Built in 2019

#### **Essential Information**

MLS® # A2090060 Price \$1,827,400

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,988 Acres 0.00







Year Built 2019

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

## **Community Information**

Address 109, 738 1 Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 5G8

#### **Amenities**

Amenities Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness

Center, Parking, Party Room, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Utilities Garbage Collection, Heating Paid For, Natural Gas Paid, Sewer

Connected, Water Paid For

Parking Spaces 2

Parking Garage Door Opener, Heated Garage, Parkade, Secured, Titled,

Underground

## Interior

Interior Features Closet Organizers, Stone Counters, Double Vanity, Jetted Tub, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Wired for Data, Walk-In Closet(s)

Appliances Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Built-In

Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood,

Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Central, Fan Coil, Fireplace(s), In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Gas Starter, Living Room, Marble

# of Stories 14

#### **Exterior**

Exterior Features Awning(s), Garden, Lighting, Private Entrance

Roof Concrete, Foam, Green Roof, Membrane, Tar/Gravel

Construction Aluminum Siding, Concrete, Metal Frame, Stone Foundation Poured Concrete, Piling(s), Pillar/Post/Pier, Slab

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 136 Zoning CC

## **Listing Details**

Listing Office Engel & Völkers Calgary

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