

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

MLS® #A2207350

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 1,359 sqft

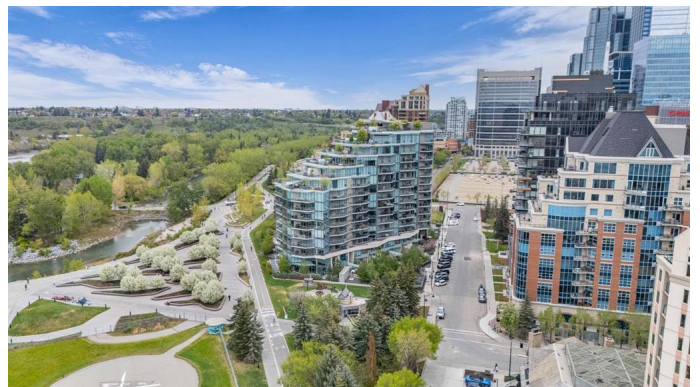
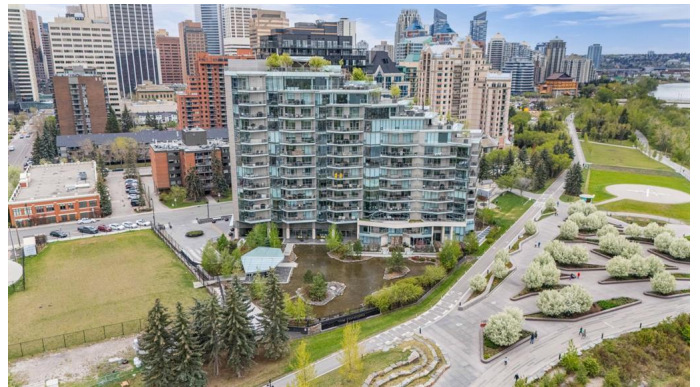
Residential on 0.00 Acres

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, Picnic Area, Party Room, 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        | Central Air Conditioner, Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator                   |
| Heating           | Central, Fan Coil, Fireplace(s), In Floor                                                                                                                                                              |
| 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 | 195             |
| Zoning         | DC              |

### Listing Details

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

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