

# \$1,998,000 - 412, 738 1 Avenue Sw, Calgary

MLS® #A2217816

**\$1,998,000**

2 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

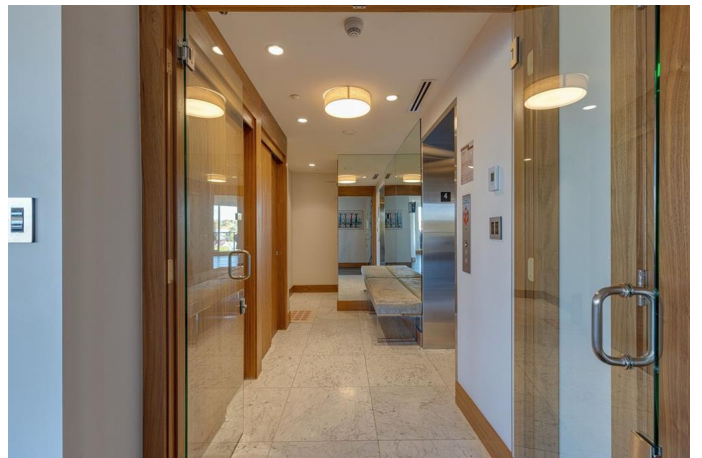
Amazing river views plus the epitome of luxury living in this exquisite original owner residence located in The Concord building, a prestigious address across from the iconic Peace Bridge in Eau Claire.

A private elevator leads directly to your unit's foyer, ensuring exclusivity & privacy that is rare in urban living. Floor-to-ceiling windows facing the river flood the space with natural light, w/unobstructed NW & E views.

Step inside through elegant double glass doors & be captivated by the open floor plan, which spans nearly 2,000 sq. ft. This stunning unit showcases features such as Control 4 automation, hardwood flooring, LED lighting, built-in speakers, marble finishes, and heated bathroom floors for added comfort.

At the heart of this luxurious residence lies the Poggenpohl kitchen, equipped with white stone countertops, a spacious island that seats four, and top-of-the-line Miele appliances, including a gas cooktop, built-in refrigerator, and wine fridge—ideal for both cooking & entertaining.

The formal dining room, adorned with a stunning chandelier, seamlessly flows into the expansive living room, which includes access to two private balconies—perfect for morning coffee or evening cocktails—while a cozy gas fireplace adds warmth.



Journey down the hall to find the large primary bedroom, offering direct access to one of the balconies through generous patio glass doors. The opulent 5-piece ensuite features his/her sinks, a tall glass and marble shower, heated floors, & a luxurious jacuzzi soaker tub. The spacious walk-in closet ensures effortless organization.

Bedroom two features glass patio doors leading to the same balcony, a large closet with built-ins, & a stylish 4-piece ensuite bathroom with a tub/shower combo & heated flooring.

Indulge in exceptional craftsmanship & meticulous attention to detail throughout this remarkable residence. Custom built-ins, walnut wood accents, and a separate laundry closet reflect a commitment to quality and style.

This residence includes Level 2 charging in the oversized private garage w/ one of the largest storage units, ensuring ample space for all your belongings.

With a dedicated 24-hour concierge, every need is met with grace, allowing you to indulge in true luxury. The heated garage offers guest parking & a car wash facility, complete with a separate undercarriage wash, ensuring your vehicles stay pristine. The building's amenities enhance your living experience, featuring a state-of-the-art fitness center, an elegant party room, & a beautiful patio area with BBQ space overlooking a serene pond. In winter, this charming pond transforms into a picturesque skating rink, perfect for seasonal recreation.

Experience the ultimate in luxurious living—call today to schedule a showing & take the first step toward making this extraordinary condo your new home. Embrace

a lifestyle defined by elegance and Luxury.

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217816          |
| Price          | \$1,998,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,617             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P5G8               |

### Amenities

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Car Wash, Elevator(s), Park, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking                                                                       |
| Parking Spaces | 2                                                                                                                                                                                             |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Underground, 220 Volt Wiring, Enclosed, Guest, Heated Driveway, Oversized, Owned, Parkade, Side By Side, Secured, Titled |
| # of Garages   | 2                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Sound, Stone Counters, Elevator, French Door, Jetted Tub, Low Flow Plumbing Fixtures, Smart Home, Storage, Wired for Data

|                 |                                                                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator, Central Air Conditioner, Built-In Refrigerator |
| Heating         | In Floor, Natural Gas, Fan Coil                                                                                                                                                                    |
| Cooling         | Central Air                                                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                                                                                  |
| Fireplaces      | Gas, Insert, Living Room, Stone, Decorative, Glass Doors                                                                                                                                           |
| # of Stories    | 14                                                                                                                                                                                                 |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Private Entrance |
| Roof              | Rubber                                            |
| Construction      | Concrete, Stone                                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 97            |
| Zoning         | DC            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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