

# \$825,000 - 302, 738 1 Avenue Sw, Calgary

MLS® #A2247479

**\$825,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

The Concord-Luxury on the River in Downtown Calgary! Stunning condo with breathtaking river views and a sleek open-concept layout. Gourmet kitchen with quartz countertops, POGGENPOHL cabinetry, and MIELE appliances. Elegant living area features hardwood floors and a marble-surround fireplace. Spa-inspired bath with marble walls/floors and in-floor heating. includes underground tandem parking and touchless car wash. Word-class amenities: 27/7concierge, fitness centre, social lounge, and secure access. Steps to parks, pathways, and the best of downtown living.

Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247479          |
| Price          | \$825,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 928               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 302, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 5G8              |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking, Bicycle Storage, Car Wash, Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 2                                                                                                                                           |
| Parking        | Underground                                                                                                                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Storage, Walk-In Closet(s)                                                                                   |
| Appliances        | Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Cooktop |
| Heating           | Fan Coil, In Floor                                                                                                          |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| # of Stories      | 14                                                                                                                          |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony                                               |
| Construction      | Stone, Aluminum Siding, Concrete, Glass, Metal Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 75                |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

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

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