

# \$899,900 - 301, 738 1 Avenue Sw, Calgary

MLS® #A2252930

**\$899,900**

2 Bedroom, 2.00 Bathroom, 928 sqft  
Residential on 0.00 Acres

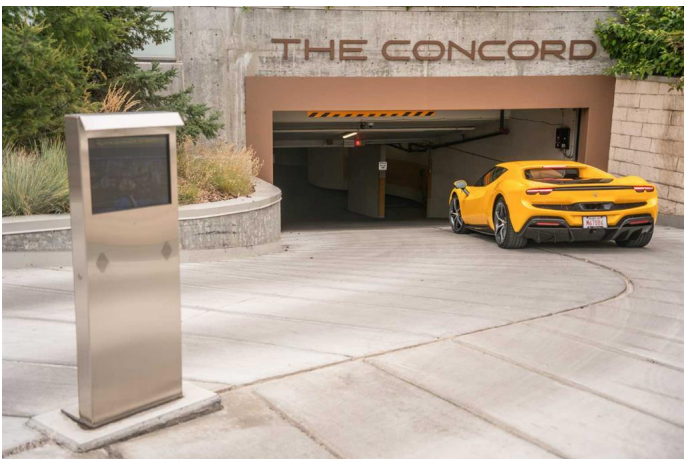
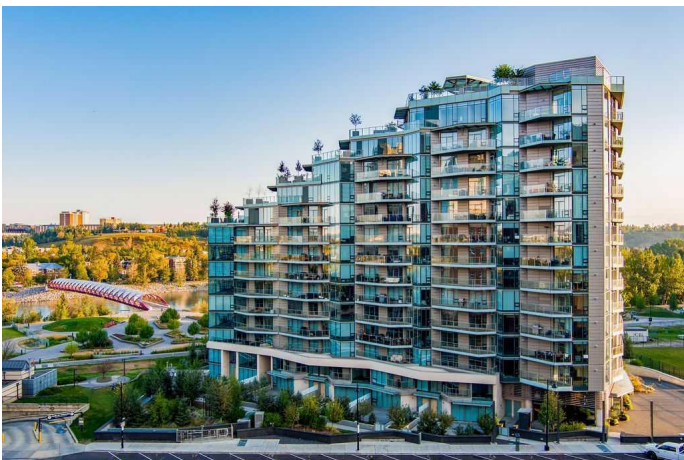
Eau Claire, Calgary, Alberta

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 premium suite 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 the 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® #         | A2252930    |
| Price          | \$899,900   |
| 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     | 301, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 5G8              |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Utilities      | Natural Gas Paid, Garbage Collection, Sewer Connected, Heating Paid For, Water Paid For                                            |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Stall, Titled, Underground, Tandem                                                                                                 |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)            |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Fan Coil, In Floor, Fireplace(s), Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Marble                                                                                                                                    |
| # of Stories      | 14                                                                                                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, Lighting                                  |
| Roof              | Membrane, Tar/Gravel, Concrete, Foam               |
| Construction      | Concrete, Metal Frame, Stone, Aluminum Siding      |
| Foundation        | Piling(s), Pillar/Post/Pier, Poured Concrete, Slab |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 51                  |
| Zoning         | CC                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.