

# \$2,249,900 - 811, 738 1 Avenue Sw, Calgary

MLS® #A2199261

**\$2,249,900**

3 Bedroom, 3.00 Bathroom, 1,835 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. A landmark anchored in the pulse of Calgary's most affluent community offering a harmoniously blended marriage of live, work, & play. Dine at one of many exquisite culinary offerings located within the community which will impress even the most well-traveled palette. Host parties in the amenities rich social lounge overlooking the summer water garden/winter skating rink fully equipped with a wet bar, summer kitchen, BBQ, and two outdoor firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a private double garage (with room for a double car lift) and storage. Call today to set up your private tour.

Built in 2019



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199261          |
| Price          | \$2,249,900       |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,835             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 811, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 5G8              |

## Amenities

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Picnic Area, Recreation Facilities, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Elevator(s), Party Room, Secured Parking |
| Parking Spaces | 2                                                                                                                                                                      |
| Parking        | Double Garage Attached, Heated Garage, 220 Volt Wiring, Driveway, Oversized, Parkade, Secured, Underground                                                             |
| # of Garages   | 2                                                                                                                                                                      |

## Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Double Vanity, French Door, Granite Counters                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Oven, Gas Cooktop, Wine Refrigerator |
| Heating           | In Floor, Natural Gas, Fan Coil                                                                                                                                                      |

|                 |             |
|-----------------|-------------|
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| # of Stories    | 14          |

### Exterior

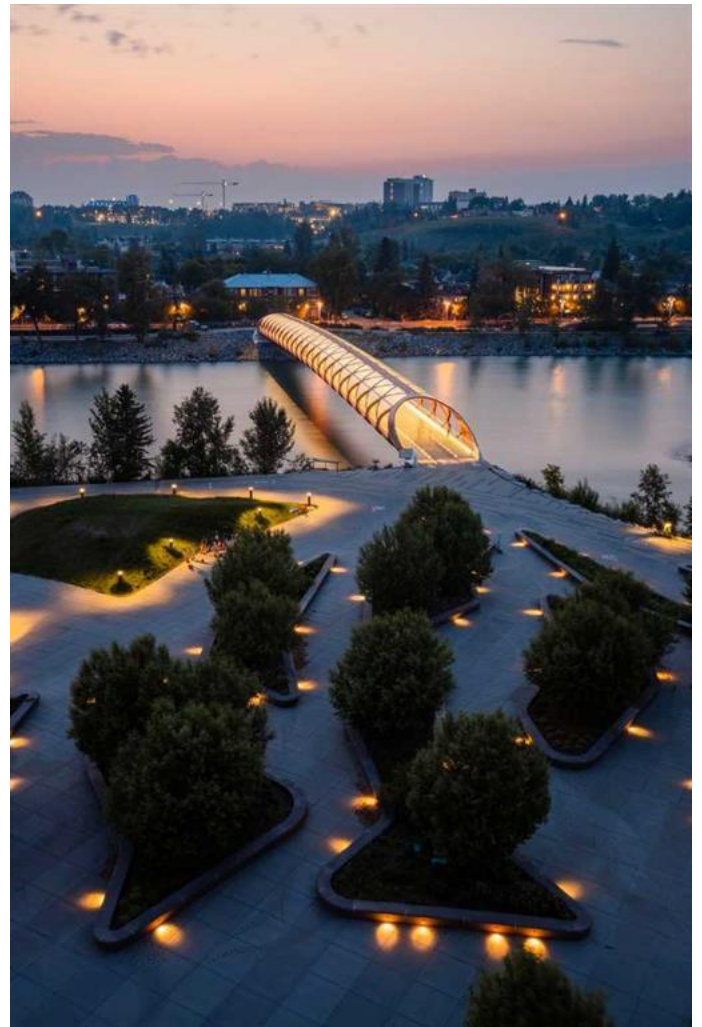
|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Roof              | Other    |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 160             |
| Zoning         | DC              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|



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