

**312, 738 1 Avenue SW**  
**Calgary, Alberta**

**MLS # A2281616**

**\$1,890,000**



<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,620
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Experience elevated riverfront living in this exceptional original-owner residence at The Concord, ideally situated across from Calgary's iconic Peace Bridge in prestigious Eau Claire. Offering nearly 2,000 sq. ft. of refined interior space with unobstructed NW and E river views through floor-to-ceiling windows, this luxurious suite features private elevator access to your exclusive foyer, an expansive open-concept layout, hardwood flooring, marble finishes, walnut accents, LED lighting, built-in speakers, heated bathroom floors, and full Control4 automation. The designer Poggenpohl kitchen is equipped with white stone countertops, a large island with seating for four, and premium Miele appliances including a gas cooktop, built-in refrigerator, and wine fridge, seamlessly connecting to the formal dining area and spacious living room with gas fireplace and access to two private balconies. The primary retreat offers balcony access, a custom walk-in closet, and a spa-inspired 5-piece ensuite with dual vanities, marble and glass shower, heated floors, and jetted soaker tub, while the second bedroom also features balcony access and a private 4-piece ensuite with heated flooring. Additional highlights include a separate laundry room, Level 2 EV charging, an oversized private garage, and one of the largest storage units in the building. Residents enjoy 24-hour concierge service, heated underground guest parking, car wash bay with undercarriage wash, fitness centre, elegant party room, and a beautifully landscaped patio with BBQ area overlooking a serene pond that transforms into a winter skating rink—an extraordinary opportunity to own in one of Calgary's most prestigious addresses.