

809, 738 1 Avenue SW
Calgary, Alberta

MLS # A2347543



\$1,249,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,397 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, In Floor	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,491
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, Kitchen Island, See Remarks		

Inclusions: n/a

WELCOME TO THE CONCORD & Calgary's most prestigious riverfront address! Set on the Bow River beside the iconic Peace Bridge and Prince's Island Park, this suite offers luxury living in one of the city's true architectural landmarks. A private elevator opens directly into your foyer, giving you a level of privacy and exclusivity that is rare in urban living. This beautifully appointed 2 bedroom + den, 2.5 bath residence offers floor-to-ceiling windows, framing views of the Bow River and downtown. Wide-plank engineered hardwood runs through the open-concept living and dining area, anchored by a sleek gas fireplace. The chef's kitchen features marble finishes, a large island with seating, and a full Miele appliance package, including a gas cooktop, wine fridge, and built-in refrigerator. Just off the living space, the glass-enclosed den makes an ideal home office or library. The primary retreat includes a custom walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, a glass shower and heated floors. The second bedroom has a custom Murphy bed and its own 4-piece ensuite. There's also a powder room for guests, a large laundry room with ample storage, air conditioning, a gas line on the balcony, and custom built-ins throughout. Come home through the heated, secure underground parkade to your titled PRIVATE DOUBLE GARAGE with custom storage. A spacious titled storage locker is also included. The Concord's world-class amenities include a 24-hour concierge, a fitness centre and yoga studio, a social lounge with a full kitchen, a guest suite, and a car wash bay. Outside, an outdoor kitchen with BBQs and firepits overlooks a tranquil water garden, which becomes a private skating rink in winter. Right outside your door are the Bow River pathways, Prince's Island Park and Eau Claire Plaza. Downtown offices, the +15 network and

some of Calgary's best restaurants are all an easy walk away. Book your private showing today!