

\$990,000 - 806, 738 1 Avenue Sw, Calgary

MLS® #A2074416

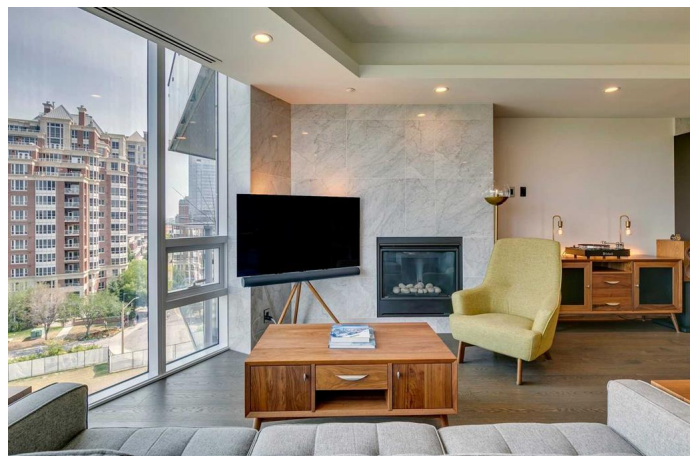
\$990,000

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This residence offers an enticing proposition that melds elegance with functionality. Overlooking the captivating Bow River, the Concord's timeless architecture continues to redefine luxury urban living in downtown Calgary. Ascending to the 8th floor, this unit unveils an intelligently designed open floor plan adorned with modern finishes. The culinary haven boasts quartz countertops, a gas cooktop, and a marble backsplash, complemented by an added Poggenpohl pantry cabinet for enhanced storage. Upgraded Hue pot lighting and a warm fireplace create an inviting ambiance in the living area. The master suite offers a walkthrough custom closet and an ensuite that epitomizes spa-like indulgence, complete with an oversized soaker tub. Immerse yourself in the opulence of marble flooring, accentuated by in-floor heating, in the bathrooms. The versatile second bedroom can effortlessly transform into an office to suit your lifestyle. Extend your living space to the capacious balcony, commanding views of the Bow River and Prince's Island Park. Through floor-to-ceiling windows adorned with motorized Hunter Douglas blinds, Calgary's breathtaking panoramas unfold in every room. The master bedroom and living area grant balcony access, complemented by a gas outlet for potential barbecuing. Park with peace of mind using the secured underground tandem parking for two vehicles, while two titled storage lockers offer extra convenience.



Indulge in an array of amenities: a 24-hour Concierge, top-tier security, electric car charging provisions, and a cutting-edge car wash. The allure extends outdoors with a summer garden and an exclusive winter skating rink. Indoor entertainment options include an exquisite kitchen and lounge, adorned with two outdoor fire pits. Future amenities in the adjacent building encompass a pool and a state-of-the-art golf simulator. Designed with unwavering resilience, the Concord features an unparalleled flood prevention wall. Situated amidst nature yet seamlessly connected to downtown, relish easy access to both the mountains and the airport. Whether seeking a second home in Calgary or downsizing with plans of winter travel this may be your future dream home!

Built in 2019

Essential Information

MLS® #	A2074416
Price	\$990,000
Sold Price	\$975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	806, 738 1 Avenue Sw
Subdivision	Eau Claire
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 5G8

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Tandem, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Fan Coil, In Floor
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	14

Exterior

Exterior Features	Awning(s), Built-in Barbecue, Courtyard, Fire Pit, Lighting, Misting System, Outdoor Grill, Playground, Storage
Roof	Other
Construction	Aluminum Siding, Concrete, Glass, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2023
Date Sold	October 24th, 2023
Days on Market	67
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX REAL ESTATE (CENTRAL)

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