

\$998,800 - 407, 738 1 Avenue Sw, Calgary

MLS® #A2109294

\$998,800

2 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Your own PERSONAL PRIVATE ELEVATOR whisks you directly into your magnificent riverside residence reflecting the essence of luxury riverside living. Welcome to The Concord. 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 fire pits. Unwind after a long day in your private gym and future yoga room, pool, & spa. Care for your luxury car in one of 3 car wash/car care facilities. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a PRIVATE ELEVATOR (a rare offering and one that will not be included in the next phase) that leads you into the thoughtfully designed living space that is sure to impress even the most discerning buyer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room, this Concord Model Plan C Private Residence includes: German engineered Poggenpohl kitchen, Miele appliances, 38-bottle wine fridge, CUSTOM DESIGNED EXTENSION TO THE DINING ROOM with a Salvatori Marble feature wall (unique to this unit only), engineered hardwood flooring, custom crafted linear



fireplace, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, horizontal four-pipe fan coil heating and cooling system, TITLED secure storage room, separate locked bike room, and 2 TITLED PARKING STALLS! View the full property video, 3D Tour, supplements tab, and floor plan for a better look. THIS INCREDIBLE OFFERING IS THE BEST VALUE IN THE CITY AND WON'T LAST LONG! Call today to set up your private showing.

Built in 2019

Essential Information

MLS® #	A2109294
Price	\$998,800
Sold Price	\$1,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	407, 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, Guest Suite, Parking, Party
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	Room, Recreation Facilities, Recreation Room, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Heated Garage, In Garage Electric Vehicle Charging Station(s), Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Marble
# of Stories	14

Exterior

Exterior Features	Courtyard
Roof	Concrete, Foam, Membrane, Tar/Gravel
Construction	Concrete, Metal Siding, Stone

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 6th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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