

\$1,069,000 - 407, 738 1 Avenue Sw, Calgary

MLS® #A2163367

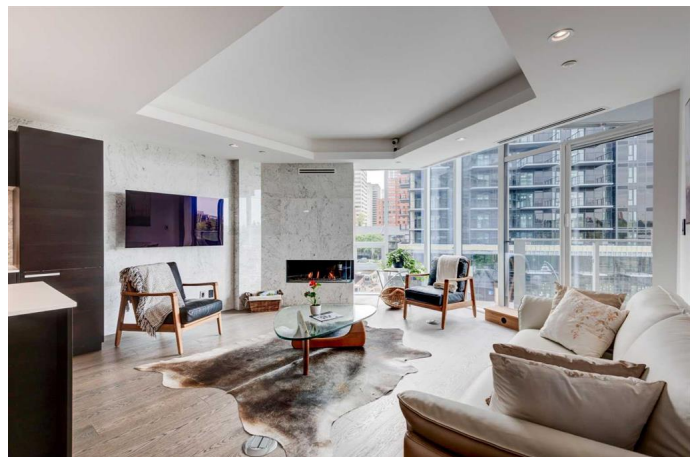
\$1,069,000

2 Bedroom, 2.00 Bathroom, 1,382 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Absolutely gorgeous home with private elevator leading directly into your suite. As you enter you are greeted with the finest of finishings and design features including 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), engineered hardwood floors, custom crafted linear fireplace, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, horizontal four-pipe coil heating and cooling system and exceptionally well designed floor plan. Bright open den offers that perfect work from home space. Luxurious primary bedroom is the perfect place to retreat to with large closet and ensuite bath designed for complete relaxation. Riverside living at it's best featuring a large balcony with views to the southwest. Enjoy the vibrant community with outstanding restaurants and river pathways. The property itself offers social room for entertaining with doors leading to the summer water garden, two fire pits, winter skating area and access to the river pathways. This wonderful building has a gym, car wash bay for do it yourself wash or an automatic car wash, bike storage, 24 hour concierge giving you piece of mind and extra security and plenty of visitor parking for your guests. This home comes with two titled parking spots and title storage.



Built in 2019

Essential Information

MLS® #	A2163367
Price	\$1,069,000
Sold Price	\$1,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,382
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
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, Picnic Area, Party Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Guest, Secured, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Separate Entrance, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
# of Stories	14

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding, Stone

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 5th, 2024
Days on Market	60
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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