

\$1,827,400 - 109, 738 1 Avenue Sw, Calgary

MLS® #A2090060

\$1,827,400

2 Bedroom, 3.00 Bathroom, 1,988 sqft
Residential on 0.00 Acres

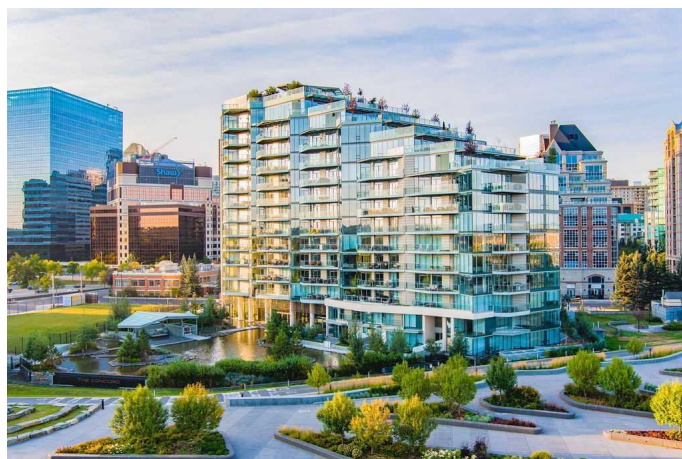
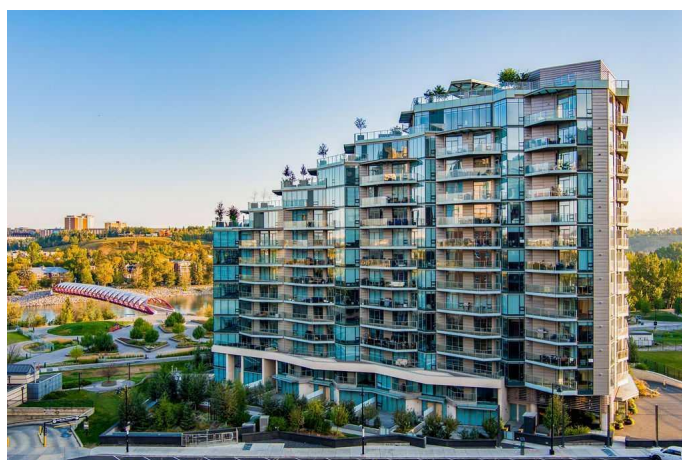
Eau Claire, Calgary, Alberta

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps to the Peace Bridge, Prince's Island Park and Downtown . This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant Social Lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury riverfront living in The Concord.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2090060 |
| Price | \$1,827,400 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,988 |
| Acres | 0.00 |



| | |
|------------|------------------|
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Multi Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 109, 738 1 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 5G8 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities | Garbage Collection, Heating Paid For, Natural Gas Paid, Sewer Connected, Water Paid For |
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Stone Counters, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Wired for Data, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating | Central, Fan Coil, Fireplace(s), In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Gas Starter, Living Room, Marble |
| # of Stories | 14 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Awning(s), Garden, Lighting, Private Entrance |
|-------------------|---|

| | |
|--------------|--|
| Roof | Concrete, Foam, Green Roof, Membrane, Tar/Gravel |
| Construction | Aluminum Siding, Concrete, Metal Frame, Stone |
| Foundation | Poured Concrete, Piling(s), Pillar/Post/Pier, Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 140 |
| Zoning | CC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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