

# \$2,449,900 - 811, 738 1 Avenue Sw, Calgary

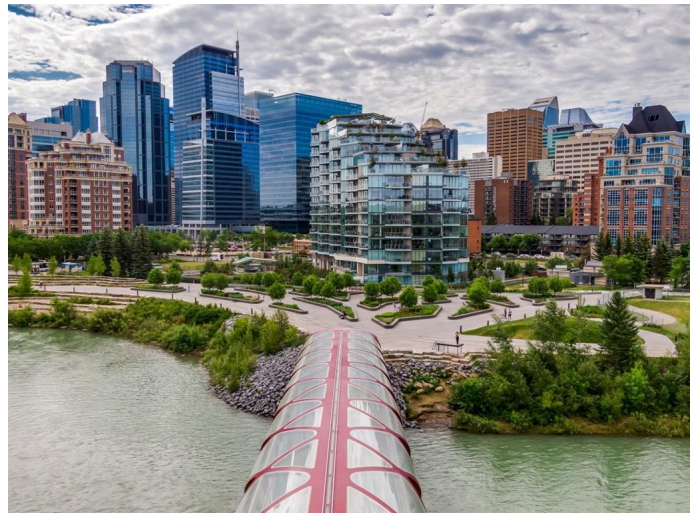
MLS® #A2106965

**\$2,449,900**

3 Bedroom, 3.00 Bathroom, 1,835 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. 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 firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a PRIVATE DOUBLE CAR GARAGE (with room for a double car lift) and storage. Call today to set up your private tour.



Built in 2019

## Essential Information

MLS® #	A2106965
Price	\$2,449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	811, 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, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Oversized, Parkade
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Marble
# of Stories	14

### **Exterior**

Exterior Features	Courtyard, Other
Roof	Other
Construction	Concrete

### **Additional Information**

Date Listed	February 9th, 2024
Days on Market	265
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX First
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