

# \$1,849,000 - 412, 738 1 Avenue Sw, Calgary

MLS® #A2267725

**\$1,849,000**

2 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

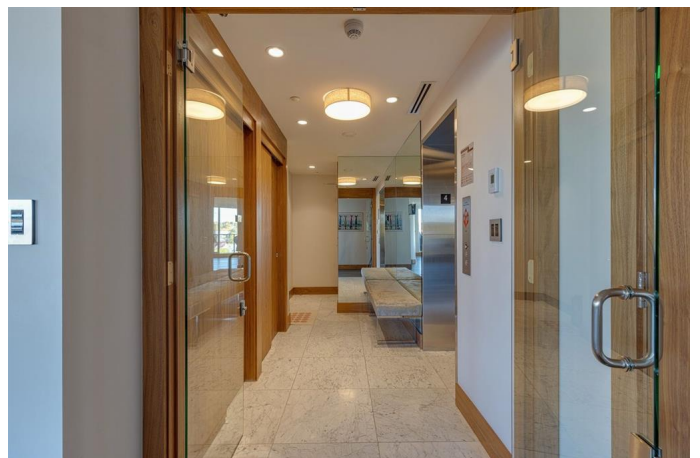
Amazing river views plus the epitome of luxury living in this exquisite original owner residence located in The Concord building, a prestigious address across from the iconic Peace Bridge in Eau Claire.

A private elevator leads directly to your unit's foyer, ensuring exclusivity & privacy that is rare in urban living. Floor-to-ceiling windows facing the river flood the space with natural light, w/unobstructed NW & E views.

Step inside through elegant double glass doors & be captivated by the open floor plan, which spans nearly 2,000 sq. ft. This stunning unit showcases features such as Control 4 automation, hardwood flooring, LED lighting, built-in speakers, marble finishes, and heated bathroom floors for added comfort.

At the heart of this luxurious residence lies the Poggenpohl kitchen, equipped with white stone countertops, a spacious island that seats four, and top-of-the-line Miele appliances, including a gas cooktop, built-in refrigerator, and wine fridge—ideal for both cooking & entertaining.

The formal dining room, adorned with a stunning chandelier, seamlessly flows into the expansive living room, which includes access to two private balconies—perfect for morning coffee or evening cocktails—while a cozy gas fireplace adds warmth.



Journey down the hall to find the large primary bedroom, offering direct access to one of the balconies through generous patio glass doors. The opulent 5-piece ensuite features his/her sinks, a tall glass and marble shower, heated floors, & a luxurious jacuzzi soaker tub. The spacious walk-in closet ensures effortless organization.

Bedroom two features glass patio doors leading to the same balcony, a large closet with built-ins, & a stylish 4-piece ensuite bathroom with a tub/shower combo & heated flooring.

Indulge in exceptional craftsmanship & meticulous attention to detail throughout this remarkable residence. Custom built-ins, walnut wood accents, and a separate laundry closet reflect a commitment to quality and style.

This residence includes Level 2 charging in the oversized private garage w/ one of the largest storage units, ensuring ample space for all your belongings.

With a dedicated 24-hour concierge, every need is met with grace, allowing you to indulge in true luxury. The heated garage offers guest parking & a car wash facility, complete with a separate undercarriage wash, ensuring your vehicles stay pristine. The building's amenities enhance your living experience, featuring a state-of-the-art fitness center, an elegant party room, & a beautiful patio area with BBQ space overlooking a serene pond. In winter, this charming pond transforms into a picturesque skating rink, perfect for seasonal recreation.

Experience the ultimate in luxurious living—call today to schedule a showing & take the first step toward making this extraordinary condo your new home. Embrace

a lifestyle defined by elegance and Luxury.

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267725          |
| Price          | \$1,849,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,617             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P5G8               |

### Amenities

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Snow Removal, Trash, Visitor Parking, Car Wash, Party Room, Secured Parking                                                                       |
| Parking Spaces | 2                                                                                                                                                                                             |
| Parking        | Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Heated Garage, Oversized, Parkade, Side By Side, Titled, Underground, 220 Volt Wiring, Guest, Heated Driveway, Owned, Secured |
| # of Garages   | 2                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Wired for Sound, Stone Counters, Smart Home, Wired for Data

Appliances Built-In Oven, Built-In Refrigerator, Central Air Conditioner, 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 Decorative, Gas, Living Room, Stone, Glass Doors, Insert

# of Stories 14

## Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Private Entrance

Roof Rubber

Construction Concrete, Stone

Foundation Poured Concrete

## Additional Information

Date Listed October 29th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

## Listing Details

Listing Office RE/MAX Realty Professionals

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