# \$1,998,000 - 412, 738 1 Avenue Sw, Calgary

MLS® #A2217816

# \$1,998,000

2 Bedroom, 3.00 Bathroom, 1,617 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover the epitome of luxury living in this exquisite original owner residence located in The Concord building, a prestigious address symbolizing sophistication & elegance 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 fridgeâ€"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 balconiesâ€"perfect for morning coffee or evening cocktailsâ€"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 livingâ€"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® # A2217816 Price \$1,998,000

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 Car Wash, Elevator(s), Park, Parking, Secured Parking, Snow Removal,

Trash, Visitor Parking, Fitness Center, Party Room

Parking Spaces 2

Parking Double Garage Attached, Driveway, Enclosed, Heated Garage,

Oversized, Parkade, Underground, 220 Volt Wiring, Garage Door Opener, Guest, Heated Driveway, Owned, Side By Side, Secured, Titled

# of Garages 2

# Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No

Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Wired for Sound, Stone Counters, Elevator, French Door, Jetted Tub, Natural Woodwork, Smart Home, Separate Entrance, Wired

for Data

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Range Hood, Washer, Washer/Dryer, Window

Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Oven

Heating In Floor, Natural Gas, Fan Coil

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Decorative, Gas, Glass Doors, Insert, Living Room, Stone

# of Stories 14

# **Exterior**

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

Roof Rubber

Construction Concrete, Stone Foundation Poured Concrete

# **Additional Information**

Date Listed May 2nd, 2025

Days on Market 75
Zoning DC

## **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.