# \$2,249,900 - 811, 738 1 Avenue Sw, Calgary

MLS® #A2199261

## \$2,249,900

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 â€" 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 â€" 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 garage (with room for a double car lift) and storage. Call today to set up your private tour.





#### **Essential Information**

MLS® # A2199261 Price \$2,249,900

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 Single Level Unit

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 220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage,

Oversized, Parkade, Secured, Underground

# 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 Natural Gas, Fan Coil, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 14

### **Exterior**

Exterior Features Other

Roof Other

Construction Concrete

## **Additional Information**

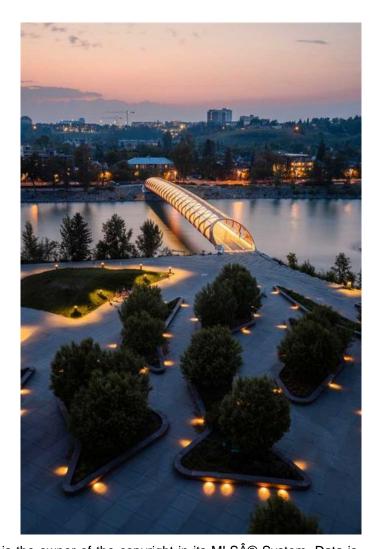
Date Listed March 5th, 2025

Days on Market 225

Zoning DC

## **Listing Details**

Listing Office RE/MAX First



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