

**508, 738 1 Avenue SW**  
**Calgary, Alberta**

**MLS # A2233022**



**\$1,699,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Secured, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,334
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Smart Home		

**Inclusions:** N/A

Welcome to The Concord & Calgary's pinnacle of luxury living, perfectly situated along the Bow River, beside the Peace Bridge and Prince's Island Park. This iconic residence sets a new standard for refinement, sophistication, and lifestyle. Arrive in style through the secure underground parkade, where your vehicle is pampered with a private wash before settling into your titled, fully upgraded 2-car private garage featuring custom cabinetry, epoxy floors, EV connection, and Wi-Fi connectivity. Take your private elevator directly to your riverfront unit, where floor-to-ceiling windows frame captivating Bow River views. The open-concept living area is adorned with wide-plank hardwood floors, timeless wainscoting, and elegant wallpaper, centered by a sleek gas fireplace. The chef-inspired Poggenpohl kitchen features Bianco Statuario marble, Miele appliances, and an oversized fridge&mdash;seamlessly blending into the spacious living and dining area. Step onto the oversized balcony for breathtaking park and river views. The master bedroom offers panoramic views, a custom Poliform walk-through closet, and a spa-inspired ensuite with a 66rdquo; freestanding tub, 10mm glass shower, double vanity, and in-floor heating. A second bedroom, marble-clad main bath with soaker tub, and a glass-enclosed den complete the thoughtful layout. Smart home automation, Control4 system, motorized blinds, built-in speakers, security cameras, and designer lighting offer effortless comfort and peace of mind. Exclusive Concord amenities include: Private winter skating rink with Zamboni; Outdoor kitchen with BBQ & firepits; Social lounge with full bar & kitchen; Guest suite; 24-hour concierge; Gym + yoga studio; Car wash bays. Experience riverside luxury living redefined - book your viewing today!