



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

312, 738 1 Avenue SW
Calgary, Alberta

MLS # A2281616



\$1,890,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,617 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,620
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Experience elevated riverfront living in this exceptional original-owner residence at The Concord, ideally situated across from Calgary's iconic Peace Bridge in prestigious Eau Claire. Offering nearly 2,000 sq. ft. of refined interior space with unobstructed NW and E river views through floor-to-ceiling windows, this luxurious suite features private elevator access to your exclusive foyer, an expansive open-concept layout, hardwood flooring, marble finishes, walnut accents, LED lighting, built-in speakers, heated bathroom floors, and full Control4 automation. The designer Poggenpohl kitchen is equipped with white stone countertops, a large island with seating for four, and premium Miele appliances including a gas cooktop, built-in refrigerator, and wine fridge, seamlessly connecting to the formal dining area and spacious living room with gas fireplace and access to two private balconies. The primary retreat offers balcony access, a custom walk-in closet, and a spa-inspired 5-piece ensuite with dual vanities, marble and glass shower, heated floors, and jetted soaker tub, while the second bedroom also features balcony access and a private 4-piece ensuite with heated flooring. Additional highlights include a separate laundry room, Level 2 EV charging, an oversized private garage, and one of the largest storage units in the building. Residents enjoy 24-hour concierge service, heated underground guest parking, car wash bay with undercarriage wash, fitness centre, elegant party room, and a beautifully landscaped patio with BBQ area overlooking a serene pond that transforms into a winter skating rink—an extraordinary opportunity to own in one of Calgary's most prestigious addresses.