



601, 738 1 Avenue SW
Calgary, Alberta

MLS # A2292732



\$849,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Concrete, Foam, Membrane, Tar/Gravel	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Metal Frame, Stone	Zoning:	CC
Foundation:	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	Natural Gas Paid, Garbage Collection, Heating Paid F
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to Suite 601 at The Concord, one of Calgary's most prestigious riverfront residences. This 2 bedroom, 2 bathroom home offers 928 SF of thoughtfully designed living space, blending modern elegance with everyday functionality. The open-concept layout is ideal for both entertaining and daily living, with expansive windows that flood the suite with natural light. The suite includes a tandem parking stall for two vehicles with private storage options available. Residents enjoy an exceptional lifestyle with luxury amenities, including a well equipped fitness centre, an elegant social lounge and dining area, concierge service and a private outdoor water garden. Ideally located in Eau Claire, your new home is just steps from the Bow River pathway, Prince's Island Park and downtown dining and entertainment.