

# \$1,827,400 - 109, 738 1 Avenue Sw, Calgary

MLS® #A2090060

**\$1,827,400**

2 Bedroom, 3.00 Bathroom, 1,988 sqft

Residential on 0.00 Acres

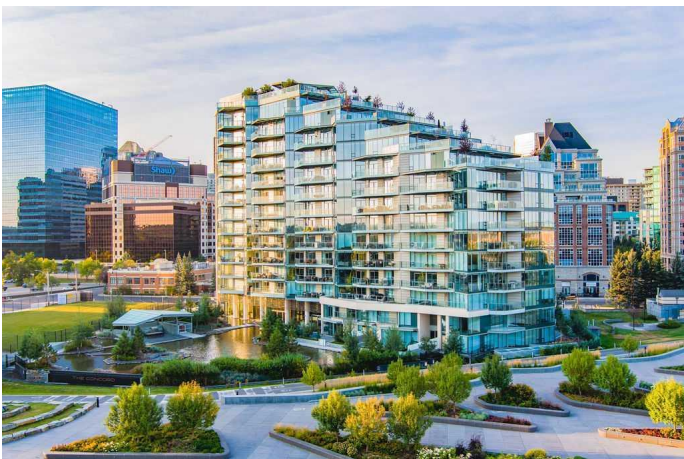
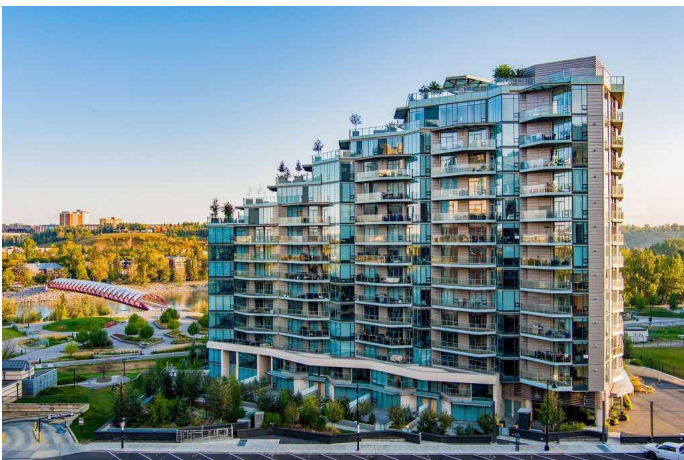
Eau Claire, Calgary, Alberta

The Concord, a timeless architectural icon for Calgary. This prime location along the Bow River is surrounded by nature and just steps to the Peace Bridge, Prince's Island Park and Downtown . This one of a kind, two story Villa features floor to ceiling windows, Poggenpohl cabinetry and Miele stainless steel appliances. The Concord redefines luxury living, with amenities beyond belief. Enjoy 24 hour concierge and security, a fitness facility, and an elegant Social Lounge with a catering kitchen, bar and lounge for private events. The landscaped outdoor water garden, with firepits and covered outdoor kitchen, converts to a private skating rink in winter. Your underground parkade features a heated entrance, a wheel wash system, hand wash bay and a touchless car wash. Come home to luxury riverfront living in The Concord.

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2090060    |
| Price          | \$1,827,400 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,988       |
| Acres          | 0.00        |



|            |                  |
|------------|------------------|
| Year Built | 2019             |
| Type       | Residential      |
| Sub-Type   | Apartment        |
| Style      | Multi Level Unit |
| Status     | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109, 738 1 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 5G8              |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities      | Garbage Collection, Heating Paid For, Natural Gas Paid, Sewer Connected, Water Paid For                                                                        |
| Parking Spaces | 2                                                                                                                                                              |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Stone Counters, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Wired for Data, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator                       |
| Heating           | Central, Fan Coil, Fireplace(s), In Floor, Natural Gas                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Gas, Gas Starter, Living Room, Marble                                                                                                                                                                           |
| # of Stories      | 14                                                                                                                                                                                                              |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Awning(s), Garden, Lighting, Private Entrance |
|-------------------|-----------------------------------------------|

|              |                                                    |
|--------------|----------------------------------------------------|
| Roof         | Concrete, Foam, Green Roof, Membrane, Tar/Gravel   |
| Construction | Aluminum Siding, Concrete, Metal Frame, Stone      |
| Foundation   | Poured Concrete, Piling(s), Pillar/Post/Pier, Slab |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 153            |
| Zoning         | CC             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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