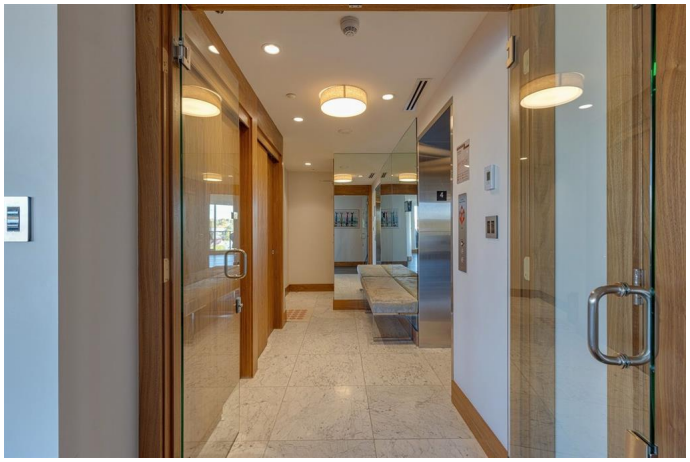
$1,998,000 - 412, 738 1 Avenue Sw, Calgary

MLS® #A2217816

$1,998,000
2 Bedroom, 3.00 Bathroom, 1,617 sqft
Residential on 0.00 Acres



Eau Claire, Calgary, Alberta

Amazing river views plus the epitome of luxury living in this exquisite original owner residence located in The Concord building, a prestigious address across from the iconic Peace Bridge in Eau Claire.

A private elevator leads directly to your unit's foyer, ensuring exclusivity & privacy that is rare in urban living. Floor-to-ceiling windows facing the river flood the space with natural light, w/unobstructed NW & E views.

Step inside through elegant double glass doors & be captivated by the open floor plan, which spans nearly 2,000 sq. ft. This stunning unit showcases features such as Control 4 automation, hardwood flooring, LED lighting, built-in speakers, marble finishes, and heated bathroom floors for added comfort.

At the heart of this luxurious residence lies the Poggenpohl kitchen, equipped with white stone countertops, a spacious island that seats four, and top-of-the-line Miele appliances, including a gas cooktop, built-in refrigerator, and wine fridgeâ€”ideal for both cooking & entertaining.

The formal dining room, adorned with a stunning chandelier, seamlessly flows into the expansive living room, which includes access to two private balconiesâ€”perfect for morning coffee or evening cocktailsâ€”while a cozy gas fireplace adds warmth.

Journey down the hall to find the large primary bedroom, offering direct access to one of the balconies through generous patio glass doors. The opulent 5-piece ensuite features his/her sinks, a tall glass and marble shower, heated floors, & a luxurious jacuzzi soaker tub. The spacious walk-in closet ensures effortless organization.

Bedroom two features glass patio doors leading to the same balcony, a large closet with built-ins, & a stylish 4-piece ensuite bathroom with a tub/shower combo & heated flooring.

Indulge in exceptional craftsmanship & meticulous attention to detail throughout this remarkable residence. Custom built-ins, walnut wood accents, and a separate laundry closet reflect a commitment to quality and style.

This residence includes Level 2 charging in the oversized private garage w/ one of the largest storage units, ensuring ample space for all your belongings.

With a dedicated 24-hour concierge, every need is met with grace, allowing you to indulge in true luxury. The heated garage offers guest parking & a car wash facility, complete with a separate undercarriage wash, ensuring your vehicles stay pristine. The building's amenities enhance your living experience, featuring a state-of-the-art fitness center, an elegant party room, & a beautiful patio area with BBQ space overlooking a serene pond. In winter, this charming pond transforms into a picturesque skating rink, perfect for seasonal recreation.

Experience the ultimate in luxurious livingâ€”call today to schedule a showing & take the first step toward making this extraordinary condo your new home. Embrace

a lifestyle defined by elegance and Luxury.

Built in 2019

Essential Information

MLS® #	A2217816
Price	$1,998,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 738 1 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5G8

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Park, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Guest, Heated Driveway, Heated Garage, Oversized, Owned, Parkade, Side By Side, Secured, Titled, Underground
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home, Vinyl Windows, Breakfast Bar, Built-in Features,

	Chandelier, Closet Organizers, Stone Counters, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, Natural Woodwork, Recessed Lighting, Storage, Wired for Data, Wired for Sound
Appliances	Dishwasher, Central Air Conditioner, Built-In Refrigerator, Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Natural Gas, Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Glass Doors, Insert, Living Room, Stone
# of Stories	14

Exterior

Exterior Features	Balcony, Private Entrance, Barbecue, BBQ gas line
Roof	Rubber
Construction	Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	141
Zoning	DC

Listing Details

Listing Office	RE/MAX Realty Professionals

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