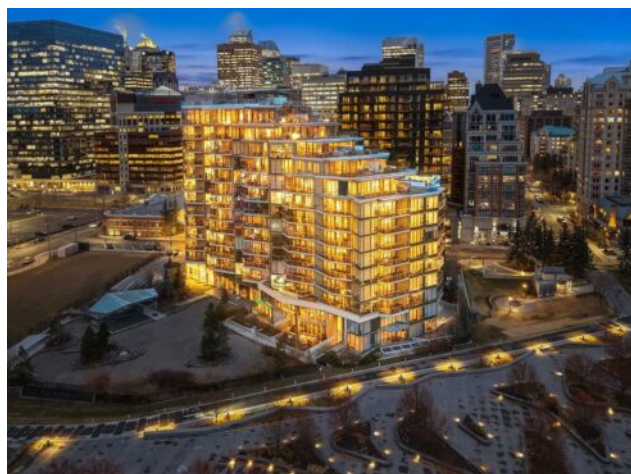


511, 738 1 Avenue SW
Calgary, Alberta

MLS # A2270078



\$1,948,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,781 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Treed, Views, Wat		

Heating: Fan Coil, In Floor, Natural Gas

Floors: Hardwood, Tile

Roof: Rubber

Basement: -

Exterior: Concrete, Glass

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 1,779

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience luxury riverfront living at its finest in The Concord & Calgary's most esteemed architectural icon. Perfectly positioned along the Bow River in the heart of Eau Claire, this exceptional 3-bedroom, 2.5-bath residence offers just over 1,780 sq.ft. of refined living space, blending timeless design with unmatched convenience and natural beauty. Inside, sophisticated craftsmanship and floor-to-ceiling windows frame breathtaking river and Eau Claire views, while two private balconies create seamless indoor-outdoor living. The gourmet kitchen features high-end appliances and elegant finishes that integrate harmoniously into the open-concept dining and living areas & ideal for relaxing or entertaining. The luxurious primary retreat feels like a true sanctuary, complete with a spa-inspired ensuite featuring a deep soaker tub, dual vanities, and exquisite custom details. Two additional bedrooms offer flexibility for guests, family, or a home office, while the stylish half bath ensures convenience for visitors. A rare privilege in downtown living, this home includes its own private double garage and direct access via a private in-suite elevator, elevating both privacy and exclusivity. The Concord redefines luxury living with amenities beyond expectation. Residents enjoy 24-hour concierge and security, a state-of-the-art fitness centre, and an elegant Social Lounge with catering kitchen, bar, and lounge & perfect for private events. Outdoors, the serene water garden features firepits and a covered outdoor kitchen, transforming into a one-of-a-kind private skating rink in the winter. The underground parkade caters to the automotive enthusiast with a heated entrance, wheel wash system, hand wash bay, and touchless car wash. All of this is set within Calgary's most coveted inner-city location, surrounded by waterfront pathways, lush

parks, and world-class dining. You are just steps from the Peace Bridge, Prince’s Island Park, the downtown business core, and an endless network of nature-filled trails and amenities.