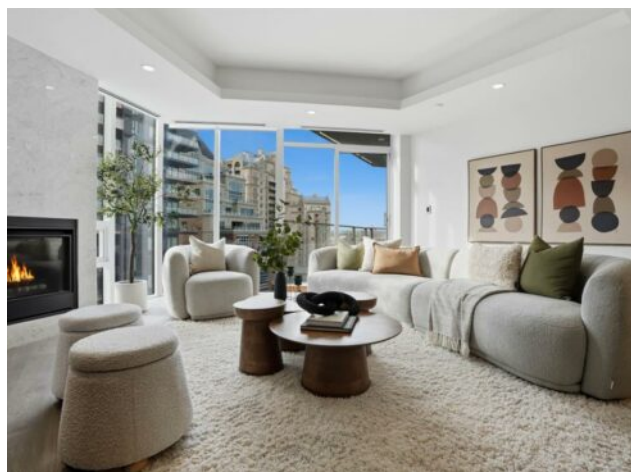


907, 738 1 Avenue SW  
Calgary, Alberta

MLS # A2207350



# \$1,299,900

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Foam, Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 1,429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Elevator, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

**\*\*NEW PRICE\*\* PRESTIGIOUS | PRIVATE ELEVATOR | HIGH FLOOR | CITY SKYLINE & RIVER VIEWS | 2 BEDROOMS + DEN | TWO TITLE PARKING STALLS! WELCOME TO THE CONCORD** - Calgary's most prestigious riverfront residence, an architectural icon that defines luxury living! Experience this unparalleled luxury large unit living at The Concord, where a private elevator transports you directly into your exquisite residence. This stunning home is designed with the finest finishes and features, including a German-engineered Poggenpohl kitchen, Miele appliances. The thoughtfully crafted interior boasts engineered hardwood flooring, Bianco Carrara marble accents, rich walnut detailing, a full-height Bianco Statuario marble encased fireplace, and floor-to-ceiling windows showcasing breathtaking Bow River views. Enjoy year-round comfort with heated tile flooring, a horizontal four-pipe fan coil system for heating and cooling, and a BRIGHT GLASS DOOR OPEN DEN perfect for a home office. The spacious primary suite is a private retreat with a custom walk-in closet, and a 5-piece spa-inspired ensuite, complete with dual sinks, a deep soaker air-jet tub, a separate shower and heated marble floors. A patio door leads to a private balcony, offering a serene escape with stunning city and Bow River views. The second bedroom also enjoys balcony access and its own floor-to-ceiling marble bathroom with heated floors. Additional features include an in-suite full-size washer and dryer, two titled side by side parking stalls, and a titled storage room. World-Class Building Amenities include: 24-hour Concierge & Security services | 6 high-speed Elevators | Elegant Social Lounge with a Bar, full kitchen for your private events | State-of-art Fitness Centre | Touch-less automatic car wash | Ample guest parking | Stunning outdoor water garden and pond

(transforms into a winter Skating rink) | Outdoor kitchen with BBQ and 2 fire-pits, perfect for entertaining. Exciting future amenities (Phase II - Launching in May, 2025) include: Resort-style swimming pool and a hi-tech golf simulator. With unparalleled elegance, world-class amenities, and the best value in The Concord. This offering is truly one-of-a-kind and best value in Calgary RIVER FRONT luxurious living. CALL TODAY TO SCHEDULE YOUR PRIVATE VIEWING!