

**1001, 738 1 Avenue SW
Calgary, Alberta**

MLS # A2165848



\$938,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	987 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, 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:	\$ 985
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Light fixture		

CORNER UNIT | 10' CEILINGS, | CITY SKYLINE & RIVER VIEWS | EAST, SOUTH, & WEST EXPOSURES | TWO BALCONIES

Welcome to The Concord - Calgary's most prestigious riverfront residence, an architectural icon that defines luxury living. This rarely available 10th-floor corner suite offers 10' ceilings and panoramic views of the Bow River and downtown skyline, flooded with natural light from its east, south and west exposures. One of the few premium Suite Plan A layouts, this unit boasts two private balconies, allowing you to take in breathtaking sunrises and golden sunsets. The elegant foyer has been upgraded with marble flooring, setting the tone for the refined finishes throughout. The open-concept living and dining area features floor-to-ceiling windows and a stunning full-height Bianco Statuario marble encased fireplace, creating a sophisticated space to entertain or unwind. The designer Poggenpohl Kitchen is equipped with top-of-the-line Miele built-in appliances including a gas cooktop, wine fridge, built-in refrigerator, oven, microwave, and dishwasher. 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 park 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, a titled tandem parking for two vehicles, 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 May, 2025) include: Resort-style swimming pool and a hi-tech golf simulator. This fully furnished lightly use suite presents a rare opportunity to own a luxurious residence in The Concord. With unparalleled elegance, world-class amenities, and best value in the building, this offering is truly one-of-a-kind. Call today to schedule your private viewing!