



# 738 1 Avenue Calgary Alberta

\$2,098,000

Discover the epitome of luxury living in this exquisite original owner condo located in The Concord building, a prestigious address symbolizing sophistication & elegance 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 fridge—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 balconies—perfect for morning coffee or evening cocktails—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. Cu...

Storage 24.25 Ft x 9.25 Ft  
 Other 18.00 Ft x 7.00 Ft  
 Kitchen 14.67 Ft x 11.83 Ft  
 Dining room 20.00 Ft x 13.00 Ft  
 Living room 19.00 Ft x 17.50 Ft  
 Other 12.58 Ft x 10.50 Ft

Other 32.00 Ft x 9.00 Ft  
 Other 16.00 Ft x 6.67 Ft  
 Primary Bedroom 12.50 Ft x 11.92 Ft  
 Bedroom 11.42 Ft x 11.17 Ft  
 2pc Bathroom 8.58 Ft x 5.08 Ft  
 4pc Bathroom 8.17 Ft x 5.00 Ft

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Listing Presented By:



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 (CENTRAL)**

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Foyer 11.50 Ft x 5.08 Ft

5pc Bathroom 9.00 Ft x 8.17 Ft

Laundry room 4.83 Ft x 3.50 Ft