



## 738 1 Avenue Calgary Alberta

\$938,000

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 Centr...

Living room/Dining room 20.33 Ft x 16.42 Ft

Kitchen 11.00 Ft x 10.25 Ft

Primary Bedroom 12.00 Ft x 9.67 Ft

Bedroom 9.75 Ft x 9.00 Ft

5pc Bathroom 8.17 Ft x 8.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Hall 14.00 Ft x 4.00 Ft

Other 6.33 Ft x 5.17 Ft

Laundry room 5.00 Ft x 3.50 Ft

Other 21.00 Ft x 6.75 Ft

Other 17.58 Ft x 4.17 Ft

Listing Presented By:



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