



738 1 Avenue Calgary Alberta

\$1,350,000

**** NEW PRICE, NEW OPPORTUNITY** 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) | O...

Storage 7.58 Ft x 5.67 Ft
Foyer 5.25 Ft x 17.17 Ft
Living room 15.58 Ft x 16.58 Ft
Den 5.08 Ft x 8.92 Ft
Kitchen 12.83 Ft x 9.17 Ft
Dining room 13.25 Ft x 11.92 Ft

Primary Bedroom 21.08 Ft x 12.33 Ft
Bedroom 17.08 Ft x 10.33 Ft
5pc Bathroom 9.00 Ft x 8.25 Ft
4pc Bathroom 4.92 Ft x 8.58 Ft
Other 6.75 Ft x 7.92 Ft

Listing Presented By:



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