

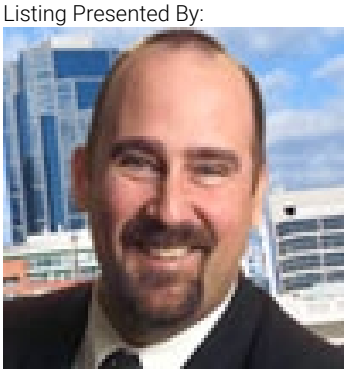
# 738 1 Avenue Calgary Alberta

$825,000

Welcome to THE CONCORD. Calgary's most PRESTIGIOUS riverfront address, where timeless elegance, WORLD-CLASS ARCHITECTURE, and unparalleled LUXURY redefine downtown living. Designed by renowned architect Arthur Erickson, this iconic masterpiece sits along the Bow River directly across from the Peace Bridge, offering an extraordinary lifestyle in the heart of Eau Claire --one of Calgary's most sought-after and vibrant communities. This exceptional 2 Bedroom, 2 Bathroom corner residence on the 7th floor showcases breathtaking panoramic views through floor-to-ceiling windows that capture the Bow River, downtown skyline, mountains, and the surrounding cityscape from three directions. Thoughtfully designed with an open-concept layout, the expansive living space is anchored by a stunning marble-clad gas fireplace, creating a warm yet sophisticated atmosphere for everyday living and entertaining. The DESIGNER KITCHEN is a true showpiece, featuring Poggenpohl Collection cabinetry, elegant stone countertops, a full-height MARBLE SLAB backsplash, and a premium Miele appliance package that seamlessly blends style with functionality. The spa-inspired bathrooms are finished with luxurious marble floors and walls, complete with in-floor heating for the ultimate comfort and indulgence. Life at The Concord extends far beyond your front door. Residents enjoy an unmatched collection of five-star amenities including 24-HOUR CONCIERGE and security, an elegant owner's LOUNGE, state of the art FITNESS CENTRE, UNDERGROUND CAR WASH, visitor parking, beautifully landscaped water gardens in the summer, and a PRIVATE SKATING RINK in the winter.Completing this extraordinary offering are TWO TITLED tandem UNDERGROUND PARKING stalls and a titled storage locker.Perfectly positioned along Calgary's renowned river pathway system and just steps from Eau Claire, Prince's Island P...

4pc Bathroom 8.17 Ft x 5.08 Ft
5pc Bathroom 8.33 Ft x 8.08 Ft
Bedroom 13.08 Ft x 9.75 Ft
Dining room 18.58 Ft x 8.08 Ft
Foyer 3.83 Ft x 13.92 Ft
Kitchen 11.58 Ft x 11.08 Ft
Living room 19.25 Ft x 10.00 Ft
Primary Bedroom 10.17 Ft x 11.92 Ft
Storage 3.58 Ft x 4.92 Ft

Listing Presented By:



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