

**508, 738 1 Avenue SW
 Calgary, Alberta**
MLS # A2233022

\$1,699,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,373 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,334
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Smart Home		
Inclusions:	N/A		

Welcome to The Concord – Calgary’s pinnacle of luxury living, perfectly situated along the Bow River, beside the Peace Bridge and Prince’s Island Park. This iconic residence sets a new standard for refinement, sophistication, and lifestyle. Arrive in style through the secure underground parkade, where your vehicle is pampered with a private wash before settling into your titled, fully upgraded 2-car private garage featuring custom cabinetry, epoxy floors, EV connection, and Wi-Fi connectivity. Take your private elevator directly to your riverfront unit, where floor-to-ceiling windows frame captivating Bow River views. The open-concept living area is adorned with wide-plank hardwood floors, timeless wainscoting, and elegant wallpaper, centered by a sleek gas fireplace. The chef-inspired Poggenpohl kitchen features Bianco Statuario marble, Miele appliances, and an oversized fridge; seamlessly blending into the spacious living and dining area. Step onto the oversized balcony for breathtaking park and river views. The master bedroom offers panoramic views, a custom Poliform walk-through closet, and a spa-inspired ensuite with a freestanding tub, 10mm glass shower, double vanity, and in-floor heating. A second bedroom, marble-clad main bath with soaker tub, and a glass-enclosed den complete the thoughtful layout. Smart home automation, Control4 system, motorized blinds, built-in speakers, security cameras, and designer lighting offer effortless comfort and peace of mind. Exclusive Concord amenities include: Private winter skating rink with Zamboni; Outdoor kitchen with BBQ & firepits; Social lounge with full bar & kitchen; Guest suite; 24-hour concierge; Gym + yoga studio; Car wash bays. Experience riverside luxury living redefined - book your viewing today!