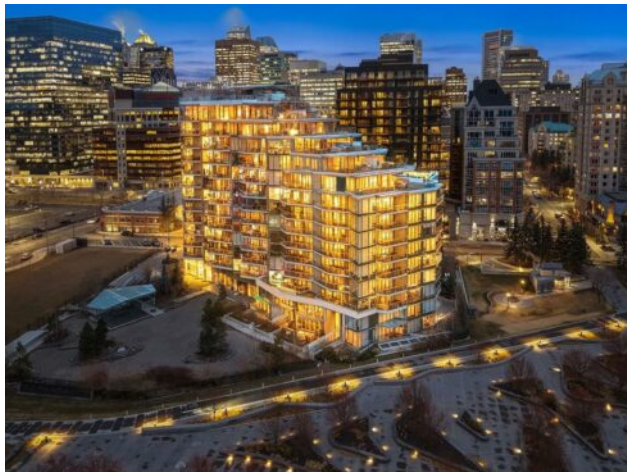


**511, 738 1 Avenue SW**  
**Calgary, Alberta**

**MLS # A2270078**



**\$1,948,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Many Trees, Treed, Views, Wat		

**Heating:** Fan Coil, In Floor, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Rubber

**Basement:** -

**Exterior:** Concrete, Glass

**Foundation:** -

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,779

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

Experience luxury riverfront living at its finest in The Concord & Calgary's most esteemed architectural icon. Perfectly positioned along the Bow River in the heart of Eau Claire, this exceptional 3-bedroom, 2.5-bath residence offers just over 1,780 sq.ft. of refined living space, blending timeless design with unmatched convenience and natural beauty. Inside, sophisticated craftsmanship and floor-to-ceiling windows frame breathtaking river and Eau Claire views, while two private balconies create seamless indoor-outdoor living. The gourmet kitchen features high-end appliances and elegant finishes that integrate harmoniously into the open-concept dining and living areas & ideal for relaxing or entertaining. The luxurious primary retreat feels like a true sanctuary, complete with a spa-inspired ensuite featuring a deep soaker tub, dual vanities, and exquisite custom details. Two additional bedrooms offer flexibility for guests, family, or a home office, while the stylish half bath ensures convenience for visitors. A rare privilege in downtown living, this home includes its own private double garage and direct access via a private in-suite elevator, elevating both privacy and exclusivity. The Concord redefines luxury living with amenities beyond expectation. Residents enjoy 24-hour concierge and security, a state-of-the-art fitness centre, and an elegant Social Lounge with catering kitchen, bar, and lounge & perfect for private events. Outdoors, the serene water garden features firepits and a covered outdoor kitchen, transforming into a one-of-a-kind private skating rink in the winter. The underground parkade caters to the automotive enthusiast with a heated entrance, wheel wash system, hand wash bay, and touchless car wash. All of this is set within Calgary's most coveted inner-city location, surrounded by waterfront pathways, lush

parks, and world-class dining. You are just steps from the Peace Bridge, Prince’s Island Park, the downtown business core, and an endless network of nature-filled trails and amenities.