



GRASSROOTS
REALTY GROUP

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701, 738 1 Avenue SW
Calgary, Alberta

MLS # A2329435



\$844,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	951 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: None

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 Park, exceptional restaurants, boutique shopping, and the downtown core, The Concord offers a lifestyle unlike anything else in the city.