



907, 738 1 Avenue SW, Calgary, Alberta - \$1,350,000



Main Photo

Property Description

**** 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) | Outdoor kitchen with BBQ and 2 fire-pits, perfect for entertaining. Exciting future amenities (Phase II - Launching in May, 2025) include: Resort-style swimming pool and a hi-tech golf simulator. With unparalleled elegance, world-class amenities, and the best value in The Concord. This offering is truly one-of-a-kind and best value in Calgary RIVER FRONT luxurious living. CALL TODAY TO SCHEDULE YOUR PRIVATE VIEWING!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty



P: