$935,000 - 402, 738 1 Avenue Sw, Calgary

MLS® #A2204923

$935,000

2 Bedroom, 2.00 Bathroom, 974 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

The epitome of luxurious inner-city living awaits in the iconic Concord building in Eau Claire. This exquisite 2-bedroom, 2-bathroom suite offers an opulent retreat with breathtaking river views. Flawlessly designed to be both stylish and functional, the grand open floor plan exudes high-end sophistication and is perfectly positioned to showcase the stunning surroundings through dramatic floor-to-ceiling windows.

The sleek, modern POGGENPOHL kitchen is a culinary showpiece featuring MIELE built-in appliances, a gas cooktop, marble backsplash, a wine fridge, and clear sightlines that promote effortless entertaining and conversation. The striking, full-height marble-encased fireplace adds a touch of elegance to the spacious living room while framing the scenic river backdrop.

Step out onto the expansive glass-railed deckâ€"your go-to warm-weather destination for summer barbeques, quiet morning coffees, and evening drinks. From here, enjoy front-row views of the Peace Bridge, the Bow River, and the lush landscaping of Princeâ€™s Island Park.

The calming primary suite is a true ownerâ€™s retreat featuring private terrace access, a custom walk-in closet, and a lavish ensuite with dual sinks, a deep soaker tub, a separate shower, and full-height marble finishes. The second bedroom is equally

impressive with private deck access and generous natural light.

Additional highlights include full-sized in-suite laundry, two titled underground parking stalls, a titled storage unit, and 24-hour concierge/security for ultimate comfort and peace of mind. The building's world-class amenities include a state-of-the-art fitness centre, an elegant social lounge with catering kitchen and bar, automated touchless car wash, secured access, underground guest parking, six elevators, and more.

The outdoor water garden transforms into a skating rink in the winter and offers a peaceful place for strolls year-round. An outdoor patio with a full kitchen, built-in barbeque, and two firepits invites you to enjoy long summer nights under the stars.

Set in an unbeatable location surrounded by parks, riverside pathways, and just steps from award-winning restaurants and boutique shops—this is truly an unparalleled living experience where luxury meets nature.

Built in 2019

Essential Information

MLS® #	A2204923
Price	$935,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

| Status | Active |

Community Information

Address	402, 738 1 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5G8

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	14

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	40
Zoning	DC

Listing Details

Listing Office	Century 21 Masters