

\$8,599,000 - 1307, 738 1 Avenue Sw, Calgary

MLS® #A1143473

\$8,599,000

2 Bedroom, 3.00 Bathroom, 3,544 sqft
Residential on 0 Acres

Eau Claire, Calgary, Alberta

Enjoy spectacular waterfront sub-penthouse living with captivating panoramic views of the Bow River, Princeâ€™s Island Park, downtown core, and vistas of the Rocky Mountains. Showcasing a full multi-million dollar Reno by Empire Custom Homes, this is truly the best unit in The Concord and is the epitome of luxury. Grand open layout with floor-to-ceiling windows, marble throughout, and the finest finishings including new interior solid wood doors, custom hand-forged iron detailing on doors, quality oak trim and wall treatments, automated blinds, and lavish fixtures. Porsche designed kitchen is sleek showcasing smooth carbon fibre cabinetry, marble counters, high-end Miele appliance package including 6 burner gas range with griddle, and built-in espresso maker. Custom temperature controlled glass wine room located off the kitchen will surely impress your guests. Entertaining is a breeze with the open living and dining room allowing guests to mingle without feeling crowded. Marble full length steps up to your oversized outdoor living space featuring an outdoor BBQ kitchen and two gas lines for fire pit table hook-up. The views will leave you in awe as you relax with a glass of wine after a long day. Hand-forged iron french doors provide a chic Parisian feel opening up to your secluded media room with built-in shelving. Sophisticated master features show stopping views, access to the expansive deck, built-in feature wall, and an elegant spa-like bathroom



featuring marble walls and floors, warmed by an in-floor heating system. Master closet is a true dream with custom cabinets, and built-in hampers. Second bedroom is light and airy and is equipped with its own walk-in closet and ensuite. A beautiful den showcases rich wood floor to ceiling custom panelled oak and automatic drapes. This unit comes with a titled parking 4 car garage with custom cabinetry and room for lifts. Best garage allocation for size and location. Amenities are endless and include 24hr concierge and security, summer water garden, winter skating rink, lounge, kitchen, full fitness facility and car washes. Constructed with long-lasting concrete, double glazed windows and a superior infrastructure designed for flood & emergency preparedness. Located mere steps to the Peace Bridge, Prince's Island Park, River Pathway System, and downtown. Urban luxury living at it's finest!

Built in 2019

Essential Information

MLS® #	A1143473
Price	\$8,599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,544
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+), Penthouse
Status	Active

Community Information

Address 1307, 738 1 Avenue Sw

Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5G8

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Laundry, Parking, Recreation Facilities, Storage
Parking Spaces	4
Parking	Stall, Parkade, Titled, Heated Garage, Oversized, Underground
# of Garages	4

Interior

Interior Features	Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	14

Exterior

Exterior Features	Built-in Barbecue, Fire Pit
Roof	Rubber
Construction	Concrete, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2021
Days on Market	88
Zoning	DC (pre 1P2007)
Condo Fee	\$3,111

Listing Details

Listing Office	Courtesy Of RE/MAX REAL ESTATE (CENTRAL)
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