

# \$5,400,000 - 1307, 738 1 Avenue Sw, Calgary

MLS® #A2104572

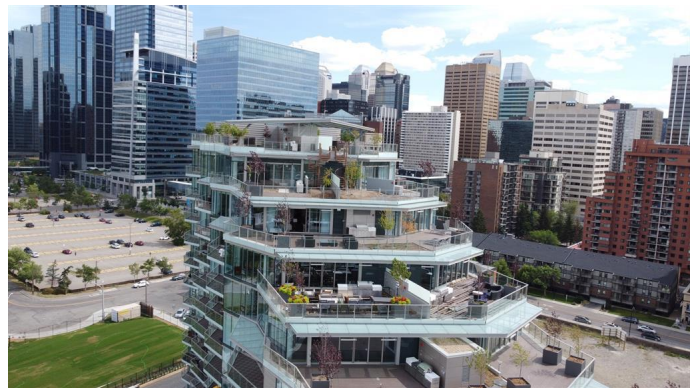
**\$5,400,000**

2 Bedroom, 3.00 Bathroom, 3,543 sqft

Residential on 0.00 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 and BIGGEST unit in The Concord and is the epitome of luxury. Not often do you find a condo unit with titled parking 4-CAR PRIVATE GARAGE with custom cabinetry and room for lifts. Best garage allocation for size and location. Grand open layout surrounded by 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 offering smooth carbon fibre cabinetry, marble counters, high-end Miele appliance package. 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. 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 its finest!

Built in 2019

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2104572       |
| Price          | \$5,400,000    |
| Bedrooms       | 2              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 3,543          |
| Acres          | 0.00           |
| Year Built     | 2019           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| 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        | Heated Garage, Oversized, Parkade, Stall, Titled, Underground                           |
| # of Garages   | 4                                                                                       |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Chandelier, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Oven-Built-In, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, 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, Courtyard, Fire Pit |
| Roof              | Rubber                                 |
| Construction      | Concrete, Glass                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Days on Market | 565              |
| Zoning         | DC (pre 1P2007)  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.