1006 738 1 Avenue SW

Calgary | Active | MLS® A2347644

$989,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**993.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to THE CONCORD - 10th Floor | Breathtaking Views + Modern Luxury! Wake up to spectacular SUNRISE views + enjoy stunning views of the Peace Bridge and Bow River Pathways. This upgraded residence offers soaring 10-foot CEILINGS, an abundance of natural light throughout and integrated Control4 HOME AUTOMATION, including NEST smart thermostats, security, in-suite lighting and automated window blinds, a $25,000 value. Thoughtfully appointed with a selection of premium materials featuring floor-to-ceiling windows, engineered hardwood flooring, Italian marble and walnut finishes elevate the interiors, while the custom features reflect commitment to quality and craftsmanship. At the heart of the home, the stunning Poggenpohl two-toned kitchen hosts premium MIELE appliances, creating a refined space for both everyday living and entertaining. Custom built-in CALIFORNIA CLOSETS systems includes the living room desk/shelves/pantry closet which provide exceptional organization, while the marble fireplace serves as a striking focal point. The spa-inspired bathrooms are finished in floor-to-ceiling MARBLE and feature HEATED floors, a steam shower, deep soaker tub with air jets, offering an indulgent retreat. This exceptional offering is completed by tandem titled parking and a titled storage unit, one of the largest. Residents enjoy an unparalleled collection of private amenities, including: 24-hour concierge and security services, Fitness facility, Car and wheel wash, Social room with a fully equipped kitchen, Outdoor patio and kitchen, Serene pond with a fire pit, Seasonal outdoor skating rink complete with a Zamboni and secure Underground visitor parking. Step outside and embrace the best of riverside living. Wander along the scenic Bow River pathways, enjoy the beautifully landscaped gardens, or launch your canoe or paddle board just steps from the Peace Bridge. A rare opportunity to experience elevated luxury, exceptional design, and an enviable riverside lifestyle at The Concord. This is refined living, an architectural masterpiece designed by renowned architect Arthur Erickson. Contact us today to arrange your private viewing and discover this remarkable property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347644
Bedrooms	2
Bathrooms	2
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	993.65 sq. ft.
Condo Fee:	$1,036.95
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	North
Floor Location:	Other
Entry Level:	10
Stories Total:	14
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2019 (Age: 7)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1911332
Heating:	Fan Coil, Fireplace(s)
New Constr.:	No
Construction Material:	Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	Central Air, Heat Pump
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Concord
Community:	Eau Claire
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	Control4
Restrictions:	Easement Registered On Title, Non-Smoking Building, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'10" × 14' ·
Main Floor	Kitchen · 9'3" × 8'4" ·
Main Floor	Dining Room · 11'5" × 7'11" ·
Main Floor	Bedroom - Primary · 12'9" × 12'3" ·

Main Floor	Walk-In Closet · 8'1" × 7'7" ·
Main Floor	Bedroom · 10'8" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Tray Ceiling(s)
Exterior Features:	Courtyard, Fire Pit, Lighting, Outdoor Grill, Outdoor Kitchen
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1006-738-1-avenue-sw-calgary-a2347644/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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