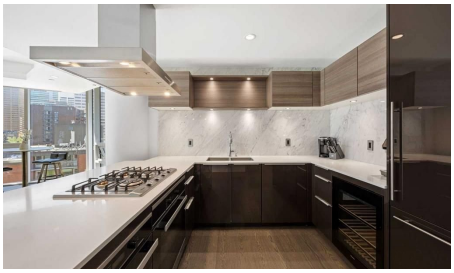
701 738 1 Avenue SW

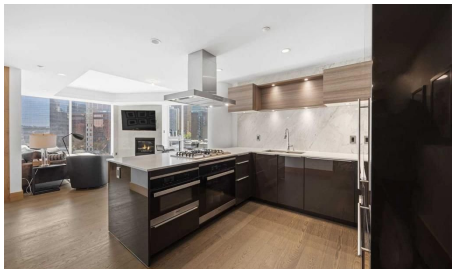
Calgary | Active | MLS® A2329435

$825,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**950.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to THE CONCORD. Calgary's most PRESTIGIOUS riverfront address, where timeless elegance, WORLD-CLASS ARCHITECTURE, and unparalleled LUXURY redefine downtown living. Designed by renowned architect Arthur Erickson, this iconic masterpiece sits along the Bow River directly across from the Peace Bridge, offering an extraordinary lifestyle in the heart of Eau Claire -one of Calgary's most sought-after and vibrant communities. This exceptional 2 Bedroom, 2 Bathroom corner residence on the 7th floor showcases breathtaking panoramic views through floor-to-ceiling windows that capture the Bow River, downtown skyline, mountains, and the surrounding cityscape from three directions. Thoughtfully designed with an open-concept layout, the expansive living space is anchored by a stunning marble-clad gas fireplace, creating a warm yet sophisticated atmosphere for everyday living and entertaining. The DESIGNER KITCHEN is a true showpiece, featuring Poggenpohl Collection cabinetry, elegant stone countertops, a full-height MARBLE SLAB backsplash, and a premium Miele appliance package that seamlessly blends style with functionality. The spa-inspired bathrooms are finished with luxurious marble floors and walls, complete with in-floor heating for the ultimate comfort and indulgence. Life at The Concord extends far beyond your front door. Residents enjoy an unmatched collection of five-star amenities including 24-HOUR CONCIERGE and security, an elegant owner's LOUNGE, state of the art FITNESS CENTRE, UNDERGROUND CAR WASH, visitor parking, beautifully landscaped water gardens in the summer, and a PRIVATE SKATING RINK in the winter. Completing this extraordinary offering are TWO TITLED tandem UNDERGROUND PARKING stalls and a titled storage locker.

Perfectly positioned along Calgary's renowned river pathway system and just steps from Eau Claire, Prince's Island Park, exceptional restaurants, boutique shopping, and the downtown core, The Concord offers a lifestyle unlike anything else in the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329435
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:	950.86 sq. ft.
Main Level Finished Area:	950.86 sq. ft.
Condo Fee:	$921.16
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	7
Stories Total:	14
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
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:	Central, In Floor, Fireplace(s), Natural Gas
New Constr.:	No

Construction Material:	Concrete, Metal Siding, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Marble
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Stone
Garage:	No
Garage Spaces:	2
Parking:	Additional Parking, Parkade, Secured, Tandem, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Concord
Community:	Eau Claire
Amenities:	Car Wash, Elevator(s), Fitness Center, Gazebo, Party Room, Recreation Room, Secured Parking, Storage
Appliances:	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'1" × 9'9" ·
Main Floor	Dining Room · 18'7" × 8'1" ·

Main Floor	Foyer · 13'11" × 3'10" ·
Main Floor	Kitchen · 11'7" × 11'1" ·
Main Floor	Living Room · 19'3" × 10' ·
Main Floor	Bedroom - Primary · 11'11" × 10'2" ·
Main Floor	Storage · 4'11" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-738-1-avenue-sw-calgary-a2329435/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.