

\$345,000 - 311, 138 Waterfront Court Sw, Calgary

MLS® #A2260032

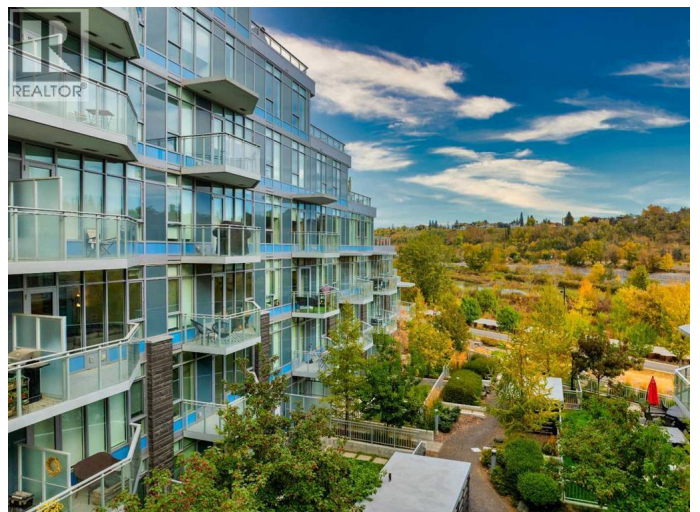
\$345,000

1 Bedroom, 1.00 Bathroom, 532 sqft

Single Family on 0.00 Acres

Chinatown, Calgary, Alberta

Perfectly positioned between the river pathways and downtown, this one-bedroom condo offers a lifestyle where city living meets a sense of calm. Step outside and you're seconds from caf s, scenic trails, and the energy of the core – but inside, it's your private escape. The open-concept design lives larger than expected, with floor-to-ceiling windows flooding the space with natural light. The sleek kitchen is outfitted with quartz countertops, high-end appliances, and full-height cabinetry, flowing seamlessly into the dining and living areas. From here, step out onto your private balcony and take in peaceful views of the courtyard. It's a location that truly defines convenience – with direct access to Calgary's renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether it's a morning ride or a weekend stroll, everything is within reach. True elegance is subtle – you'll notice it in the thoughtful details like the spacious bedroom, generous closet space, and a contemporary four-piece bathroom that blends both style and function. Everyday convenience is built in with in-suite laundry, an underground parking stall, and a dedicated storage locker. Life at Waterfront means more than just a beautiful home – it comes with premium amenities: a fitness centre, steam room, residents' lounge with full kitchen, and the assurance of 24-hour concierge and security. Smart, stylish, and strategic – this is



the kind of space that proves true luxury is about how it makes you live. (id:6289)

Built in 2018

Essential Information

Listing #	A2260032
Price	\$345,000
Bedrooms	1
Bathrooms	1.00
Square Footage	532
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	311, 138 Waterfront Court Sw
Subdivision	Chinatown
City	Calgary
Province	Alberta
Postal Code	T2P1L1

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre, Whirlpool
Features	See remarks, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings
Cooling	Central air conditioning
# of Stories	10

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office

Real Broker



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