



GRASSROOTS
REALTY GROUP

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**705, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2228757



\$349,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	559 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage		
Inclusions:	N/A		

Welcome to 705, 138 Waterfront Court SW—an intelligently designed one-bedroom corner unit nestled in the premier Waterfront development in Eau Claire. This modern residence offers a seamless blend of downtown energy and tranquil riverfront living, with both city and Bow River views from the expansive glass-railed balcony. Spanning 558 sq. ft., the open-concept layout maximizes function and style, featuring wide plank flooring, floor-to-ceiling windows and central air conditioning for year-round comfort. The contemporary kitchen is equipped with sleek white cabinetry, stainless steel appliances, a gas cooktop, built-in oven and a peninsula island with a convenient breakfast bar seating, perfect for casual dining or entertaining. Adjacently, the living and dining areas are surrounded by windows, bringing in an abundance of natural light and capturing dynamic urban vistas. The spacious primary bedroom includes dual closets and cheater access to the elegant four-piece bathroom, which features a large soaker tub. In-suite laundry adds everyday convenience. Residents of Waterfront enjoy a thoughtfully curated lifestyle with access to a wide range of premium amenities: a fully equipped fitness centre and yoga space, a hot tub and steam room, an elegant owners' lounge and concierge service (no more lost packages!). The building's vibrant setting places you steps from the Bow River pathways, the Peace Bridge, Prince's Island Park and the diverse restaurants, cafés and shops of downtown Calgary. With assigned underground parking and a storage locker included, this home delivers both elevated design and everyday practicality in one of the city's most walkable and desirable downtown communities. Make note of virtual staging.

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